

Agenda Item: 6.8

This is a Major Application for which the 13 week period expires on 25/05/2007.

07/00763/P

23/02/2007

West Thornton

Application for full planning permission

Agent:
George Vasdekys
Stiles Harold Williams
69 Park Lane
Croydon
Surrey
CRO 1BY

Applicant:
Ing Lionbrook Property Fund and
Nominees

Location: 5-9 Peall Road, Croydon

Description: Use for purposes within class B1 (c) (light industry) or B8 (storage and distribution)

Drawing No(s): 5360-P02 Rev B

Recommendation: **Grant Permission**

Subject to the following condition(s) and reason(s):-

1. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and shall be retained for so long as the development remains in existence:-
 - (1) car parking
 - (2) cycle parking
 - (3) vehicle access arrangements

Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. The use hereby permitted shall not be begun until a sound insulation scheme for protecting the neighbouring residential properties has been submitted to and approved by the Local Planning Authority; notice shall be given to the Local Planning Authority to allow inspection of the installation of the sound insulation prior to its being enclosed and all works which form part of the scheme shall be completed prior to the use commencing and shall be retained for so long as the development remains in existence.

Reason: To protect the amenities of adjoining occupiers.

3. The noise level from the use of any plant, machinery or equipment should not increase the background noise level when measured at the nearest sensitive residential premises
Reason: To protect the amenities of adjoining occupiers
4. The development shall be begun within three years of the date of the permission.
Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP3, UD8, T2, T8, EP1 and EM2.

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security of buildings and the spaces around them
- (i) accessibility to buildings
- (j) the employment policies of the development plan
- (k) the environmental protection policies of the development plan
- (l) the transport policies of the development plan

and having regard to all other matters raised.

Ward: West Thornton

Lead Officer: Head of Planning Control

PLANNING COMMITTEE

24th May 2007

07/00763/P – 5-9 Peall Road, Broad Green

1. SUMMARY

- 1.1 This report concerns an application for full planning permission for the use for purposes within Class B1(c) (Light Industry) or B8 (Storage & Distribution).
- 1.2 This is a major application comprising a change of use of a building with more than 1000m² of floor area.

2. RECOMMENDATION

- 2.1 Grant planning permission subject to the conditions and reasons set out in the Agenda.
-

3. BACKGROUND

(a) Site Description

3.1 Site Description

- The application site comprises a roughly rectangular shaped site of 0.4ha (1 acre) located on the western side of Peall Road. The application site also comprises a separate area on the opposite side of Peall Road which would comprise 18 parking spaces.
- The site contains a single/two storey warehouse with approximately 2,500m², which has been vacant for four years. There is vehicular access onto the site from Peall Road.
- The lawful use of the site is as a retail warehouse subject to a condition restricting use to a named occupier.
- The application site is located within the Thornton Road Employment Area.

3.2 Surrounding Area

- The Employment Area extends to the north and to the east, comprising large industrial sheds similar to the subject building.
- To the south west of the site is a row of terraced residential properties, comprising Lavender Road. The rear gardens of the dwellings fronting the north-eastern side of Lavender Road are located adjacent to the south-western flank wall of the property.

3.3 Planning History

- 78/20/1829 – Permission granted in 1978 for use of warehouse for retail sale of DIY, Builders Merchants, Home Improvements, Garden and Associated Products, subject to conditions including Condition 3 “The permission shall be limited to the present applicant only (Marley Tile Co. Ltd)”.
- 95/01083/P - Application was withdrawn for continued retail use without complying with condition 3.
- 97/00356/P - In April 1997 temporary planning permission was granted to use property for Class B8 purposes, expiring on 03/04/98.
- 97/01835/P - In September 1997 temporary planning permission was granted to use the property for B8 purposes, expiring on 30/09/99.
- 99/01372/P – In August 1999 planning permission was granted for use for purposes within class B8 (Storage or Distribution) (without compliance with Condition No. 1 – expiry period – attached to planning

permission 97/1835/P). Temporary planning permission was again granted expiring 30/09/02.

3.4 Proposal

Full permission is sought for;

- Use for purposes within class B1(c) (light industry) or B8 (storage and distribution).
- A parking area is to be provided on a strip of land on the opposite side of Peall Road. This would provide 18 parking spaces including 1 disabled space.

4. PLANNING POLICIES

4.1 The policies of the Croydon Replacement Unitary Development Plan which are of relevance to this application are SP3, UD8, T2, T8, EP1 and EM2.

5. CONSULTATIONS

5.1 The application has been advertised on in the local press as a Major application. The occupiers of 20 adjoining and nearby properties have been notified of the application. No representation has been received.

6. CONSIDERATIONS

6.1 The principal considerations are:

- a) Whether the principle of development would be in accordance with the Development Plan Policies;
- b) The effect of the proposal on the visual amenities of the locality and whether it will be detrimental to the appearance of the streetscene;
- c) The effect of the proposal on the residential amenities of the nearby occupiers;
- d) The impact on parking and highways conditions;

6.2 Policy EM2 of the Croydon Replacement Unitary Development Plan (CRUDP) states that 'Within the Employment Areas defined on the Proposals Map planning permission will not be granted for a change of use from uses within Classes B1(b), B1(c), B2 or B8 unless uses within these Classes create unacceptable environmental or traffic problems'. This is a designated Employment Area and the principle of the use of the site within Classes B1(c) and B8 is acceptable.

- 6.3 There are no changes to the exterior of the building as part of this application. The applicant does not have a company in mind to move into the premises and therefore applications for signage may follow.
- 6.4 The subject building is located adjacent to the row of terraced houses comprising the north eastern side of Lavender Road. In the past there have been no conditions imposed on any granted applications that have limited the hours of use, or any requiring sound mitigation measures. It is considered unlikely that the use of the building within either use class would result in a loss of amenity for any of the adjoining occupiers. By definition any light industrial activities within Class B1(c) should be compatible in a residential area. However in order to ensure this is the case 2 conditions have been suggested ensuring that details of sound insulation be submitted and approved by the Council prior to occupation of the building, and that sound levels should not increase the background noise level when measured at the nearest sensitive residential premises
- 6.5 The subject site is shown to be in an area with a PTAL rating of 2 as indicated on maps produced by Transport for London. The provision of 18 parking spaces, with 1 for disabled persons use is considered acceptable. The provision of cycle storage for 10 bicycles also meets the requirement of the CRUDP.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 There are no environmental considerations relevant to the proposal.

8. EQUALITIES CONSIDERATIONS

- 8.1 One parking space would be for disabled persons' use.

Background Documents: None

Case Officer: Michael O'Brien

Contact Officer: Mr P Mills Tel: 020 8760 5419