

Committee	PLANNING COMMITTEE C	
Report Title	2B MOUNT PLEASANT ROAD SE13 6RB	
Ward	Lewisham Central	
Contributors	Tabitha Lythe	
Class	PART 1	8 November 2012

<u>Reg. No.</u>	DC/11/78891
<u>Application dated</u>	23.11.2011, completed 03.01.2012
<u>Applicant</u>	ReDesign Architecture Ltd on behalf of Mr A Talha
<u>Proposal</u>	The change of use of part of the print works (Class B1) to an Islamic Burial Service (Class A1) at 2B Mount Pleasant Road, SE13 including alterations to the front elevation.
<u>Applicant's Plan Nos.</u>	00; 01; 02; 03; 04; Planning Statement.
<u>Background Papers</u>	(1) This is Background Papers List (2) Case File LE/923/B/TP (3) Adopted Unitary Development Plan (July 2004) (4) Local Development Framework Documents (5) The London Plan
<u>Designation</u>	Core Strategy / Adopted UDP - Existing Use

1.0 Property/Site Description

- 1.1 The application property is a two storey building on the north side of Mount Pleasant Road. The premises was formerly in use as a printworks (Class B1) which has since ceased use. The application relates to the part of the ground floor at the west side of the building which is currently in use as an Islamic Book shop and clothes shop (Class A1). Adjoining to the west is a garage building which is understood to be in the ownership of the applicant. To the rear the building adjoins a mosque, the Lewisham Islamic Centre at 363-365 Lewisham High Street. There is an access way between Nos. 2a and 2 Mount Pleasant Road which is used as a means of escape for the Islamic Centre. Further to the west at the junction with Lewisham High Street are three storey buildings with commercial/retail uses on the ground floor. There is a funeral parlour located on the south corner of Mount Pleasant Road and Lewisham High Street. To the east the remainder of Mount Pleasant Road is residential in character, including the property immediately to the east at 2 Mount Pleasant Road.
- 1.2 The property is not within a Conservation Area, there are no Article 4 Directions and it is not a Listed Building.

2.0 Planning History

- 2.1 1995: planning permission was granted for the erection of a first floor extension at Whitmount Press 2B Mount Pleasant Road SE13 to provide a store room and darkroom.
- 2.2 2008: application withdrawn for the change of use of 2b Mount Pleasant Road SE13 to a restaurant and takeaway service.
- 2.3 Oct 2012: planning permission was granted for the change of use of the existing storage garage at 2B Mount Pleasant Road SE13 into a travel agency (Use Class A1).

3.0 Current Planning Applications

3.1 The Proposals

- 3.2 Planning permission is sought for the change of use from a print works (Class B1) to an Islamic funeral parlour (Class A1).
- 3.3 A window is proposed to be removed and a door inserted into the front elevation to allow a separate access for the office to where the bodies are brought in and out.
- 3.4 The property is currently in use as a book shop without the benefit of planning permission.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.2 Site notices were displayed and letters were sent to residents and business in the surrounding area and the relevant ward Councillors.

Written Responses received from Local Residents and Organisations

- 4.3 4 responses were received from Flat 1, Flat 2 and Flat 3, 2 Mount Pleasant Road and 371 Lewisham High Street.
 - Less privacy
 - Increased pressures on parking
 - Highway safety, overcrowding of people on the pavements
 - Increase in noise
 - Increase in litter

5.0 Policy Context

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:
- (a) the provisions of the development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.
- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.3 The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), those saved policies in the adopted Lewisham UDP (July 2004) that have not been replaced by the Core Strategy and policies in the London Plan (July 2011). The National Planning Policy Framework does not change the legal status of the development plan.

National Planning Policy Framework (NPPF)

- 5.4 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14 a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary this states that (paragraph 211), policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. In summary, this states, that for a period of 12 months from publication of the NPPF decision takers can give full weight to policies adopted since 2004 even if there is limited conflict with the NPPF. Following this period weight should be given to existing policies according to their consistency with the NPPF.
- 5.5 Officers have reviewed the Core Strategy and saved UDP policies for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, 214 and 215 of the NPPF.

London Plan (July 2011)

- 5.6 The London Plan policies relevant to this application are:

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 7.2 An inclusive environment

Policy 7.4 Local character

Policy 7.6 Architecture

Core Strategy

- 5.7 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the London Plan and the saved policies of the Unitary Development Plan, is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Core Strategy Policy 5 Other employment locations

Core Strategy Policy 7 Climate change and adapting to the effects

Core Strategy Policy 8 Sustainable design and construction and energy efficiency

Core Strategy Policy 15 High quality design for Lewisham

Unitary Development Plan (2004)

- 5.8 The saved policies of the UDP relevant to this application are:

URB 3 Urban Design

URB 6 Alterations and Extensions

6.0 Planning Considerations

- 6.1 The main issues to be considered in respect of this application are:

- a) Principle of Development
- b) Design
- c) Highways and Traffic Issues
- d) Noise
- e) Impact on Adjoining Properties

Principle of Development

- 6.2 This unit is located just off the main high street where there are many other Class A1 uses and a travel agents which is also Class A1 use, has been granted planning permission next door. While office space is sought to be retained in the Catford Town Centre this property is just outside this and there is a surplus of office space in this area at present. Therefore as it is out of the Catford Town Centre but within close proximity of other vacant office space the loss of this space would not have a detrimental impact on the area. The proposed retail use would provide some employment and therefore the change of use would be considered to be acceptable.
- 6.3 While concerns have been raised about the suitability of a funeral parlour in this location the principle of the use would appear acceptable as there is a funeral parlour opposite at 373 Lewisham High Street.

Design

- 6.4 The removal of the window and replacement with a door would be considered to be a relatively minor alteration that would not have a negative impact on the property or the surrounding properties.

Highways and Traffic Issues

a) Cycle Parking

- 6.5 No cycle parking has been proposed. The size of the unit is relatively small and providing a formal cycle parking space inside would be difficult. Furthermore there would not appear to be space at the front to provide secure cycle parking. Therefore no provision of formal cycle parking would be considered to be acceptable in this instance.

b) Car Parking

- 6.6 Concerns have been raised by residents about a further strain on parking. While this may become worse it would be unlikely to significantly change from the existing situation and would therefore be considered to be acceptable. Furthermore, the unit has one off-street parking space which is unusual for a retail unit and would ease some of the pressure on parking

c) Refuse

- 6.7 No details of refuse storage have been provided and it is unclear the levels that may be required for the proposed use. A condition requiring details of refuse storage can be added to ensure that satisfactory storage is provided.

Noise

- 6.8 Concerns have been raised about noise however these would mainly appear to relate to the existing mosque and school. The proposed use as a funeral parlour is unlikely to cause a significant increase in noise levels. However, were noise to become an issue the Noise Team in Environmental Health have legislation that they could use to manage this.

Impact on Adjoining Properties

- 6.9 Policy HSG4 seeks to protect residential amenity.
- 6.10 The use as a funeral parlour would be likely to increase the number of people visiting the property when compared with its use as a print works. However the property has been used as a book shop for some time without complaints to the planning department and the use of the funeral parlour is likely to be similar to this. A condition restricting the hours of opening to be between 8am and 11pm would ensure that residents are not disturbed unduly.

7.0 Conclusion

- 7.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 7.2 On balance, Officers consider that the proposed change of use to a funeral parlour and alterations to the front elevation is considered acceptable.

8.0 Summary of Reasons for Grant of Planning Permission

8.1 It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers. The proposal is thereby in accordance with Policies URB 3 Urban Design and URB 6 Extensions and Alterations in the adopted Unitary Development Plan (July 2004) and Objective 10: Protect and enhance Lewisham's character; Policy 5: Other employment locations and Policy 15: High quality design for Lewisham in the adopted Core Strategy (June 2011).

9.0 RECOMMENDATION

GRANT PERMISSION subject to the following conditions:-

- (1) Details of the construction, including facing materials, of the proposed refuse storage arrangements shall be submitted to and approved in writing by the local planning authority prior to the commencement of approved use and shall be carried out in full accordance with the approved details.
- (2) The premises shall not be open for customer business between the hours of 11 pm and 8 am on any day of the week.

Reasons

- (1) To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to comply with Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development, HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).
- (2) To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to comply with Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development, HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).