



DESIGN AND ACCESS /PLANNING STATEMENT

Applicant: MR CARLOS NARANJO

Application Site: 2-3 LONDON ROAD
SOUTHWARK
LONDON
SE1 6JZ

Proposal: RETROSPECTIVE PLANNING
APPLICATION FOR CHANGE OF
USE OF THE BASEMENT TO
TAPAS /SPORT BAR (SUI
GENERIC)

Date: 29TH NOVEMBER 2023

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ENCLOSURES

1. - Site Location Plan.
2. - Planning Application Form

1.1 INTRODUCTION

- 1.0 This statement is submitted in support of retrospective planning application for change of use of the basement to Tapas/Sports Bar (Sui Generis) at 2-3 London Road. Southwark SE1 6JZ.

The statement provides a description of the site and its surroundings, design, layout, planning and policy considerations. This statement is written in accordance and in full conformity with the requirements set for planning applications as amended in the Town and Country Planning (general Development Procedure) Order 2016.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site relates to 2-3 London Road. Southwark, a 3 storey property with a basement floor located on North West of London Road. The property is mixed use with the current use of the ground floor of the property being Restaurant, while the upper floor is residential in use.
- 2.2 London Road is a high street, predominantly commercial in character, with mixed retail and residential developments. On this section of the street there are a few restaurants and takeaways, as well as E- Use Class shops. Further down the road, the character is more residential and there are also the university buildings and the tube station.

The proposal relates solely to the use of the basement floor.

- 2.3 The building is listed, and the site is located in the St. George's Circus Conservation Area, the site is not subjected to Article 4 Direction or any other restrictions.



The highlighted portion on photo shows the site of the development.
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3.0 THE PROPOSAL

- 3.1 The applicant seeks planning permission for a retrospective change of use of the basement to Tapas / Sports Bar (Sui Generis).

The proposed opening hours would be as the same for the existing restaurant and other shops in the High Street:

Mondays to Fridays: 11:00 - 23:00

Saturday: 11:00 - 23:00

Sunday: 11:00 - 23:00

4.0 DESIGN, ACCESS AND LAYOUT

4.1 Design:

The design and layout of the basement would particularly involve minor alterations to the internal fabric of the existing floor so as to accommodate changes in order to meet the needs of the new sui generis use.

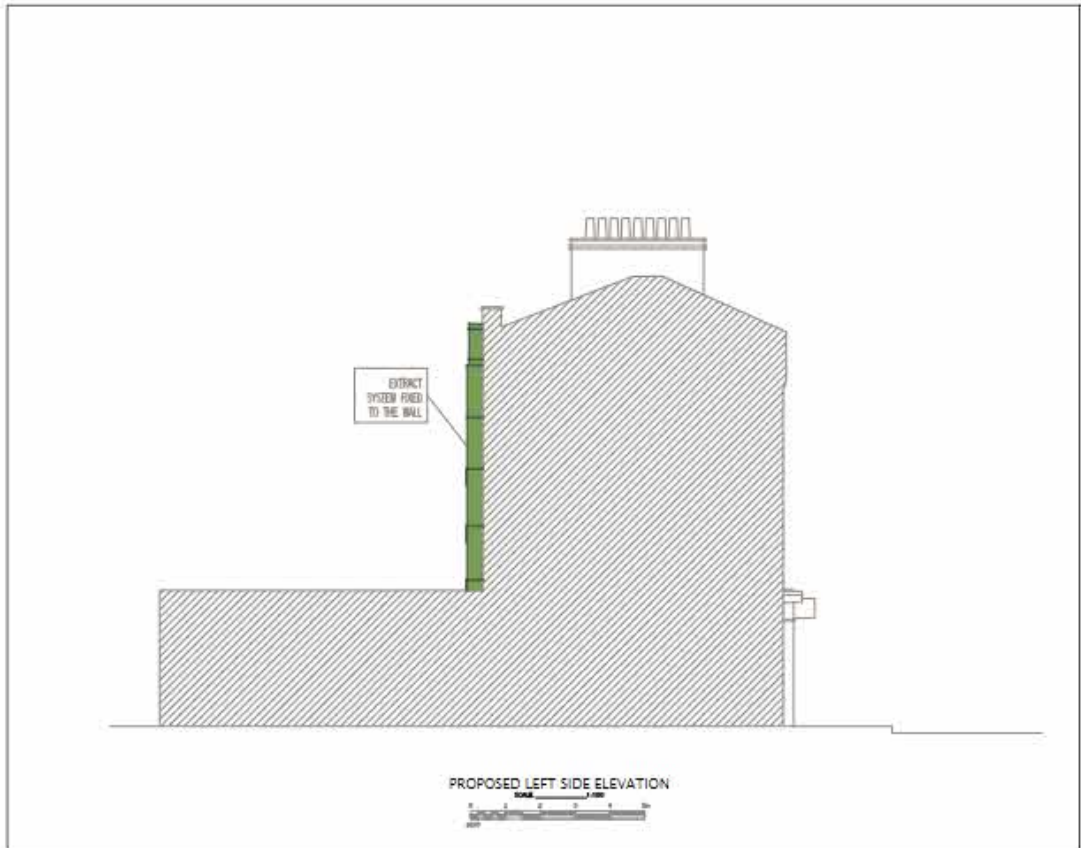
The alterations will affect the basement.

The Georgian character of the building and the area will be preserved as no alterations to the external fabric of the building would be affected.

- 4.2 Access: The existing access via London Road will be maintained.

- 4.3 Layout: The existing basement floor layout will be maintained; the main alterations would involve the relocation of the staircase and removal of an internal wall.

This statement should be read in conjunction with the attached drawings.



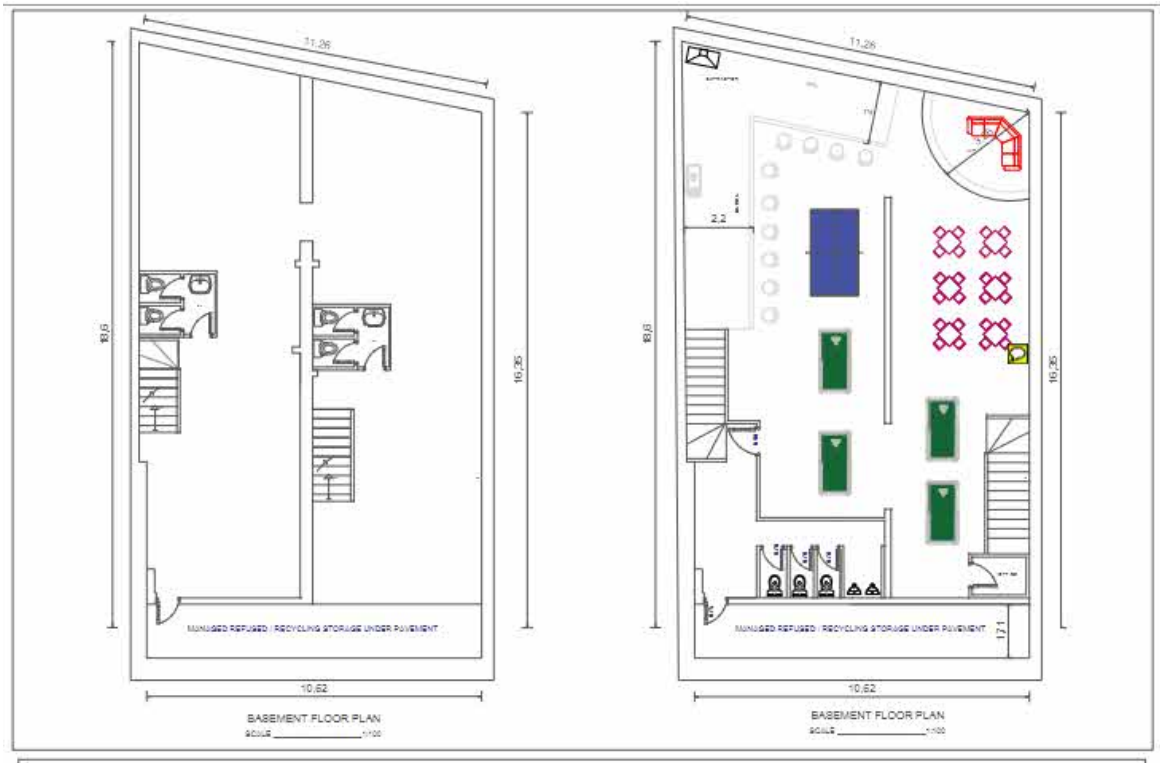
Proposed left side elevation



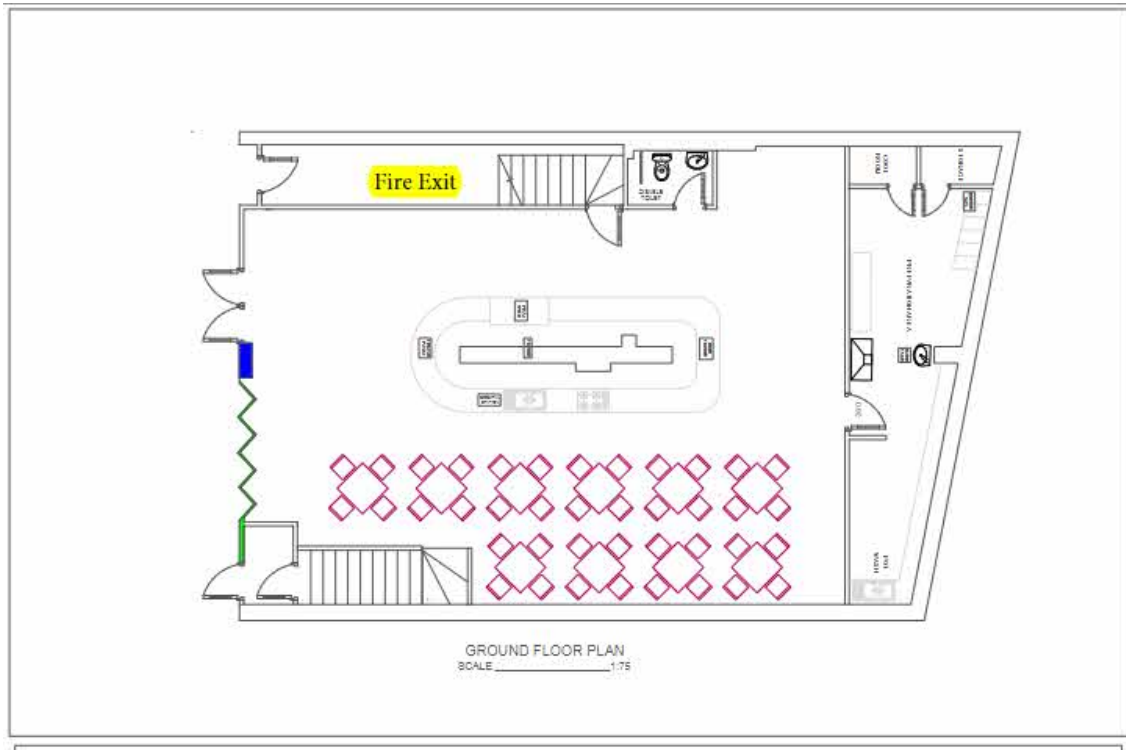
Proposed right side elevation



Existing and proposed rear elevation



Existing and proposed basement floor



Ground floor plan



Existing and proposed front elevation.

5.0 POLICY CONSIDERATIONS

5.1 National Planning Policy Framework (NPPF) 2021

5.2 The London Plan 2021

5.3 Southward Local plan

6.0 PLANNING CONSIDERATIONS

6.1 The key planning considerations in this development relate to the following:

Site history

Principle of the proposed development

Impact on the proposal on the amenity existing users in terms of noise and disturbance

Impact on the character of the listed building the character of the conservation area.

Impact on transport and parking

6.2 Planning history

The site history shows that there have been a number of developments that have been subjected to planning assessment.

Listed Building Consent reference: 21/AP/2385, for Internal and external works associated with the conversion of the basement and ground floor for use as a restaurant and take away, installation of ventilation/extraction ducting to the rear elevation of the building, partial removal of the party wall in the basement and associated structural works, installation of a new shopfront, internal remodelling including installation of new partitions to create kitchen, toilets and cloakrooms, removal and adaptation of existing modern staircases and installation of a new staircase and lobby with sliding door, installation of sound proofing between ground floor and first floor residential accommodation, redecoration and flooring throughout was granted Listed Building Consent on Mon 11 Oct 2021.

Planning application reference: 21/AP/2326 for installation of an external extraction system to rear elevation; and the installation of a new shopfront, was granted permission on Mon 11 Oct 2021

6.3 Principle of development.

SPG (7.1.2) The London Plan promotes a mix of land uses to make the most efficient and sustainable use of London's constrained capacity for development. Promoting mixed use development is a core planning principle of the NPPF. 238 Mixed use development provides a way in which different uses can be accommodated on the same site or neighbourhood, helping to reduce the need to travel; optimise the use of scarce land available for new development; and make the best use of infrastructure capacity. The London Plan recognises that a number of the benefits of mixed-use development can be achieved by ensuring an appropriate mix of uses across an area, as well as through mixed use buildings. A mix of land uses, including residential accommodation, can contribute to the London Plan's objective to create more accessible, inclusive, 'lifetime neighbourhoods.'

6.4 The principle of development is further supported by paragraph 119 of the revised NPPF 2021 which highlights that planning policies and decisions should:

Promote an effective use of land in meeting the need for homes and other uses, and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Furthermore paragraph 130 advocates that planning policies should ensure that developments optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and subsequently Paragraph 123 (c) states that local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework.

- 6.5 Guidance in paragraph 81 advocated that, Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
- 6.6 In this case, the applicant considers the existing basement floor to be non profitable and grossly under-utilised and seek to change its use to Tapas and Sports Bar ancillary to the restaurant use. The proposal use will ensure that the basement is put in effective and potential use so the businesses can expand support economic growth, productivity and the needs of the local community and customers.

The principle of development is a material consideration, and it should be given due consideration in this case.

6.7 Impact on the proposal on the amenity existing users in terms of noise and disturbance

The proposed use will not generate any unprecedented noise as there will be no music or use of heavy equipment that will cause vibration and irritating noise. Most of the instruments and equipment use for the bar would not generate any significant noise through the period of operation.

It is considered that the proposed use will be ancillary to the use of the restaurant.

The Tapas and sport bar is designed to enhance and increase customer entertainment while on the premises. It offers light games and entertainment that is healthy to the customer.

The bar is located in the basement floor, it is considered that no noise, disturbance would be generated that would impact on the amenities of the existing users on the account that the walls and floor separating the ground floor and neighbouring users are sound insulating.



The drawing shows that no noise, disturbance would be generated that would impact on the amenities of the existing users on the account that the walls and floor separating the ground floor and neighbouring users are sound insulating.

- 6.8 The property is considered a mixed use where part is residential and part is commercial and moreover, it fronts a busy high street, while the property by virtue of its mixed use and siting is expected to produce an expected level of noise, the development would not produce unacceptable levels of noise disturbance such as to have a significant impact on the amenities of the resident on the ground or first floor.

6.9 Impact of the Character and appearance of the listed building and the conservation area.

The proposed change of use would neither functionally and nor physically change the nature and appearance of the building. Furthermore, there is a range of land uses in London Road and as such the proposal would not detract from the function of the Street from a design perspective. The minor internal alterations are considered insignificant and would not harm the character and appearance of the listed building or the character of the conservation area.

6.10 The change to the internal staircase which planning permission was sought for under planning reference: 21/AP/2385 has a minimal impact, as does the removal of the toilets. With reference to Paragraph 196/197, the proposal in itself would not detract from the Locally Listed Building or the conservation area. As earlier mentioned there is a range of different land uses in the locality and as such the nature of the proposed use in itself would not detract from the character and appearance of the Conservation Area.

6.11 Impact on transport and parking

The proposal is in favour of sustainable development whereby reliance on public transport is encourage plus other forms of greener modes of transport are promoted. The site has a PTAL of 4 which implies that the site is highly accessible, it is also noted that there is a bus stop close to the application site.

6.12 Based on transport and traffic survey conducted along London Road, it is considered that the site has good levels of public transport connectivity and accessibility to all parts of Greater London and therefore the requirement to provide car or cycle parking on site will be contrary to Policy T4 and Paragraph 105 and 104 (c) NPPF, which highlights that Transport issues should be

considered from the earliest stages of plan-making and development proposals, so that

c) opportunities to promote walking, cycling and public transport use are identified and pursued;



Photo showing high level public transport on London Road

7.0 CONCLUSION

- 7.1 The proposed development accords with the objectives of the NPPF, and Southwark Local Plan. The proposal is appropriate within the context, and would not detract from the character and appearance of the listed building or the conservation area or significantly harm the amenities of neighbouring users.

The proposal would accord with NPPF Policy (2021), the London Plan Policies (2021) and Southwark Local Plan.

In the absence of any adverse harm arising from the proposal, the development should be granted planning permission in accordance with paragraph 47 of the NPPF which requires that "applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise"