This document shows the case officer’s recommended decision for the application referred to below. This document is not a decision notice for this application.

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<th>Applicant</th>
<th>Mr T. Phan</th>
<th>Reg. Number</th>
<th>11-AP-2386</th>
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<td>Application Type</td>
<td>Full Planning Permission</td>
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<td>Recommendation</td>
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**Draft of Decision Notice**

Planning Permission was GRANTED for the following development:

Retention of use of land on corner of Tanner Street Park for outdoor tables and chairs, in connection with Caphe House Cafe and Gallery at 114 Bermondsey Street, for a period of one year.

At: TANNER STREET PARK, JUNCTION OF TANNER STREET AND BERMONDSEY STREET, LONDON SE1 3TX

In accordance with application received on 20/07/2011

and Applicant's Drawing Nos. Site plan, CH-PP-101, CH-PP-102, CH-PP-103, Design and Access Statement

**Reasons for granting permission.**

This planning application was considered with regard to various policies including, but not exclusively:

a] Strategic Policies 11 – Open spaces and wildlife (which aims to protect open spaces and wildlife), 12 – Design and conservation (which seeks a high standard of design and conservation of the historic environment) and 13 – High environmental standards (which seeks a good quality of environment and protection of amenity) of the Southwark Core Strategy (2011)

b] Saved Policies 3.2 Protection of Amenity (which aims to protect the amenity of existing and future residents), 3.11 Efficient use of land (which guides new development to use scarce urban land efficiently), 3.12 Quality in Design (which seeks a high standard of design in new development), 3.13 Urban Design (which seeks to ensure that new development is appropriate for its context), 3.16 Conservation areas (which seeks to ensure that heritage areas are conserved), 3.26 Borough open land (which seeks to protect the character and function of open spaces) and 5.3 Walking and Cycling (which seeks to ensure that adequate facilities for pedestrians and cyclists are secured in new development) of the Saved Southwark Plan (2007)

Particular regard was had to impact of the proposal on the pedestrian flows and the potential noise that would result from the proposed development but it was considered that this would the proposal would not affect the pedestrian flows within the area, nor would it affect the amenity of the area to an extent to warrant refusal. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

**Subject to the following condition:**

1. The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: CH-PP-100- REV A, Design and Access Statement, CH-PP-101, CH-PP-102, CH-PP-103.

   *Reason:* For the avoidance of doubt and in the interests of proper planning.

2. The use hereby permitted shall be until 30th November 2012 on or before which date the use shall be discontinued.

   *Reason:* In the interests of residential amenity in accordance with Saved Policy 3.2 ‘Protection of Amenity’ of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy, and at the request of the applicant.

3. The use of the land for placing tables and chairs for outdoor dining in connection with Caphe House and Gallery at 114 Bermondsey Street shall not be carried on outside of the hours 8:00am to 17:00pm on
Monday to Friday and 9:00 to 17:00 on Saturday and Sunday.

Reason
In the interests of residential amenity in accordance with Saved Policy 3.2 ‘Protection of Amenity’ of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy.

4 No more than seven customer tables with four seats per table shall be placed within the designated seating area and no tables shall be placed outside of this area.

To prevent the seating of an excessive number of customers within the designated area which could result in excessive levels of disturbance to the occupiers of surrounding properties in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and Strategic Policy 13 High Environmental Standards of the Core Strategy.

5 The outdoor furniture hereby approved shall be removed from this area at the end of any given day at 17:00.

Reason
In the interests of residential amenity in accordance with Saved Policy 3.2 ‘Protection of Amenity’ of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy.

Informative
Please be advised that the use of the area permitted by way of this planning permission, should not obstruct the public footpath in any way, in order to ensure that there is sufficient room for pedestrian flows along the footpath.