
**RECOMMENDATION
LDD MONITORING FORM REQUIRED**

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.

Applicant	Patrica Davidson	Reg. Number	12/AP/0042
Application Type	Full Planning Permission	Case Number	TP/725-20
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use of part ground floor approved for use as office (B1 use) under application 06-AP-1882 to restaurant (A3 use), with the installation of louvred grills at pavement level on the Bear Gardens elevation

At: UNION WORKS, 60 PARK STREET & 16 NEW GLOBE WALK, LONDON, SE1 9EA

In accordance with application received on 09/01/2012

and Applicant's Drawing Nos. Site Plan, CU100, CU101, CU102, CU103, CU104A, CU105

Design and Access Statement

Servicing Strategy

Ventilation Design (including letter dated 5 March 2012)

Reasons for granting permission.

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

a] Strategic policies of the Core Strategy 2011

Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 Sustainable Development which seeks to encourage walking, cycling and the use of public transport rather than travel by car.

Strategic Policy 10 Jobs and Businesses which seeks to protect business floorspace and supports the provision of additional floorspace in defined locations in the borough.

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

b] Saved policies of the Southwark Plan 2007

Policy 1.4 (Employment Sites outside Preferred Office and Industrial Locations) advises that for all developments located outside POLs and PILs which have an established B Class Use, subject to certain criteria, development will be permitted provided there is no net loss of floorspace in Class B, subject to a number of exceptions.

Policy 1.7 (Development within Town and Local Centres) seeks to ensure that most new development for retail and other town centre uses are accommodated within existing town and local centres. Within the centres, developments providing a range of uses will be permitted providing a defined set of criteria is met.

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

c] National Planning Policy Framework [NPPF] 2012

Particular regard was had to the potential impact on the amenities of neighbouring occupiers and the functioning of the transportation network but due to the nature of the scheme and the mitigation that will be achieved through the imposition of conditions it was considered that these matters would not be such as to warrant refusal of planning permission. Consideration was also given to the benefits to the area of the proposed restaurant use that would follow from the proposed development. 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 be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: CU104A, CU105

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 The metal louvres used in the carrying out of this permission shall match those elsewhere on the building.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with saved policy 3.12 'Quality in design' of the Southwark Plan 2007 and strategic policy 12 'Design and Conservation' of the Core Strategy 2011.

- 4 The use hereby permitted for restaurant purposes shall not be carried on outside of the hours 11:00am to 22:30pm Sundays to Thursdays and Friday and Saturday 11:00am to 23:00pm.

Reason:

To ensure the protection of the amenity of neighbouring occupiers in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan 2007 and strategy policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 5 The kitchen fume extract shall be installed with the smoke and odour arrestment installations and the flue routed to the rear of the premises with minimum of changes in direction terminating to the louvered box at low level with fan assisted emission flow efflux velocity of 30 litres / second, as set out in Wildrice letter and supporting document, photographs and plans, and shall be retained as such thereafter.

Reason:

To ensure the protection of the amenity of neighbouring occupiers in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan 2007 and strategy policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 6 Any deliveries, unloading and loading shall only be between the following hours: Monday to Saturday - 08:00 - 17:00, Sundays/ Bank Holidays - not at all.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Plan and strategic policies 2 'Sustainable Transport' and 13 'High Environmental Standards' of the Core Strategy 2011.

- 7 The use hereby approved shall ensure that there is sufficient acoustic insulation between floors to ensure that the residential premises located immediately above attain the following internal noise levels:

Bedrooms- 30dB LAeq,T* and 45dB LAfmax

Living rooms- 35dB LAeq, T*

*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.

This level of attenuation shall be retained for the life of the permission.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources 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 2011.

- 8 The use shall not commence until details of a Refuse Management Plan (including details of collection) has been submitted to, and approved in writing by the Local Planning Authority. The use shall thereafter operate in strict accordance with the approved Refuse Management Plan.

Reason:

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Saved Policies 3.2 'Protection of Amenity' and 3.7 'Waste reduction' of The Southwark Plan [UDP] 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

Informative

This application granted is subject to the Mayoral Community Infrastructure Levy. The Liability Notice issued by Southwark Council will state the chargeable floor space and current rate. The relevant parties will need to submit an Assumption of Liability Notice and a Commencement Notice to Southwark Council prior to Commencement. There are a number of legal requirements for the relevant parties to adhere to for more see <http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>