
**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	Mr J. Gil de Gomez H10 London Waterloo	Reg. Number	13/AP/0409
Application Type	Full Planning Permission	Case Number	TP/1241-288
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use of part of the eighth floor from hotel gym to bar (Use Class A4), creation of roof terrace for bar, erection of canopy and balustrade and alterations to windows / doors at 8th floor level.

At: 284-302 WATERLOO ROAD, LONDON, SE1 8RQ

In accordance with application received on 12/02/2013 08:01:57

and Applicant's Drawing Nos. Site Location Plan; 12H10 02 100 P2; 12H10 02 101 P2; 12H10 02 102 P2; 12H10 00 101 P2; 12H10 02 103 P1; 12H10 01 200 P2; 12H10 02 200 P2; 12H10 02 201 P2; 12H10 02 203 P1; 12H10 02 204 P1; 12H10 03 210 P2; 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 of the Core Strategy [2011]:

Policy 1 'Sustainable development' seeks to ensure that Development will improve the places we live and work in and enable a better quality of life for Southwark's diverse population.

Policy 3 Shopping, leisure and entertainment seeks to maintain a network of successful town centres which have a wide range of shops, services and facilities, to help meet the needs of Southwark's population.

Policy 10 'Jobs and Businesses' seeks to encourage an environment where businesses survive.

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

b] Saved Policies of the Southwark Plan [2007]:

Policy 1.7 Development within town and local centres states that most new developments for retail and other town centre uses should be accommodated within the existing town centres and local centres

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

Policy 3.1 Environmental Effects states that proposals for activities that will have a material adverse impact on the environment and quality of life will be refused.

Policy 3.6 'Air Quality' states that planning permission will not be granted for development that would lead to a reduction in air quality.

Policy 3.12 'Quality in design' states that developments should achieve a high quality of both architectural and urban design.

Policy 3.13 'Urban Design' states that Principles of good urban design must be taken into account in all developments.

c] The London Plan [2011]

Policy 7.15 - Reducing noise and enhancing soundscapes

d] National Planning Policy Framework [NPPF] 2011.

- 1 - Building a strong and competitive economy
- 2 - Ensuring the vitality of town centres
- 7 - Requiring good design

Particular regard was had to the potential impact on the amenities of adjoining occupiers having regard to noise, disturbance, overlooking and light pollution. However it was considered that the development would not result in harm to the amenity of neighbours, subject to conditions. The design of the proposal would be acceptable and no adverse transport impacts would occur. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following conditions:

- 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 plan:

12H10 01 200 P2; 12H10 02 200 P2; 12H10 02 201 P2; 12H10 02 203 P1; 12H10 02 204 P1; 12H10 03 210 P2

Reason:

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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the The Southwark Plan (UDP) July 2007.

- 4 The roof terrace hereby permitted shall not be occupied outside of the hours of 09:00 - 22:00 Monday to Sunday, including Bank Holidays.

Reason:

To ensure that and adjoining occupiers in the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from customers 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.

- 5 No music, amplified or otherwise, should be broadcast or performed, on the roof terrace area hereby approved.

Reason

To ensure that and adjoining occupiers in the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from customers 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.

- 6 Prior to the commencement of the use hereby permitted, details of the proposed lighting for the terrace area, including type of lighting, position and luminance levels shall be submitted to the local authority for approval in writing before any such lighting is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

Reason

To ensure that and adjoining occupiers in the development and occupiers of neighbouring premises do not

suffer a loss of amenity by reason of light pollution 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.

- 7 Unless otherwise specified on the application drawings, the facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

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 policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007) and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 8 No more than 10 patrons will be permitted on the roof terrace at any one time.

Reason

To ensure no unacceptable noise or disturbance to neighbouring occupiers, 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).

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.