
RECOMMENDATION

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 H. Box	Reg. Number	13/AP/2187
Application Type	Full Planning Permission	Case Number	TP/32-211
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use from cafe / restaurant (A3) to restaurant with take-away (A3 / A5) together with improvements to the existing flue

At: 211 GRANGE ROAD, LONDON SE1 3AA

In accordance with application received on 08/07/2013

and Applicant's Drawing Nos. 211/01; GRA211/1

Subject to the following four conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: GRA211/1

Reason:

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

Compliance conditions - the following conditions impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 2 Notwithstanding the provisions of Class A5 of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the use hereby permitted shall not include the provision of a delivery service.

Reason

In granting this permission the Local Planning Authority has had regard to the particular circumstances of this case and wishes to have the opportunity of exercising control over the use of the premises for delivery purposes in accordance with Strategic Policy 2 - Sustainable transport, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity and 5.2 Transport Impacts of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 3 The use hereby permitted for A5 purposes shall not be carried on outside of the hours 12:00 to 23:00 on Mondays to Saturdays and not at all on Sundays and Bank and Public Holidays.

Reason

To safeguard the amenities of neighbouring residential properties in accordance with Strategic Policy 13 & High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

Other conditions - the following condition is to be complied with and discharged in accordance with the individual requirements specified in the condition.

- 4 Within 3 months from the date of this decision an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises, shall be submitted to and approved in writing by the Local Planning Authority.

The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure that users of the surrounding area do not suffer a loss of amenity by reason of noise nuisance and other excess noise from plant and that the operation of plant does not add by cumulative effect to the existing sound environment in accordance with saved policies 3.1 'Environmental Effects' and 3.2 'Protection of amenity' of the Southwark Plan (UDP) 2011 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2012.

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance. The local planning authority delivered the decision in a timely manner.