

---

**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.

<b>Applicant</b>	Mrs A Botterill Push Studios LLP London	<b>Reg. Number</b>	14/AP/1787
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2312-A
<b>Recommendation</b>	Grant permission		

---

**Draft of Decision Notice**


---

**Planning Permission was GRANTED for the following development:**

The retention of the ground floor as an assembly and leisure facility (Use Class D2).

**At:** UNIT 3, 17-19 BLACKWATER STREET, LONDON, SE22 8SD

**In accordance with application received on** 02/06/2014 08:01:16

**and Applicant's Drawing Nos.** Site Location Plan; Floor Plan (Unit 3 and Unit 4); Class Timetable; Modal Surey; and Document entitled 'Further Information'.

**Subject to the following six conditions:**

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

- 1 Notwithstanding the provisions of Class D 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 only include any use as a studio for fitness/exercise classes with a maximum occupancy of 15 people.

**Reason**

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use 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 and the National Planning Policy Framework 2012.

- 2 The use hereby permitted for exercise/fitness studio purposes shall not be carried on outside of the hours of 09:00 - 21:30hours Monday to Friday; 09:00 - 18:00hours Saturday; and 09:00 - 13:00hours Sunday and Bank Holidays.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 3 The doors to the Unit 3 shall be closed and remain closed while classes are operating from the site.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 4 Within 2 months of the approval of this application, the cycle rack for 6 bicycles (as indicated within page two of the document entitled 'Further Information' shall be installed on the eastern wall of Unit 3. The cycle parking facility provided shall be retained and the space used for no other purpose.

**Reason**

In order to ensure that satisfactory cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private

car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 5 A scheme of sound insulation shall be installed with 3 months of approval of this application to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90,5min 1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8kHz.

**Reason**

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with the National Planning Policy Framework 2012, 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 condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 6 a) Within two months of the date of this permission the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.
- b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

**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.