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## RECOMMENDATION

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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>	Mr C Clarke Smiths of Smithfield Ltd	<b>Reg. Number</b>	14/AP/2245
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1145-D
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Change of use of vacant office (Use Class B1) and storage to restaurant and bar (Use Class A3/A4) on upper ground, first, second and third floors together with ancillary storage in the basement; roof top plant and solar panels; external alterations including formation of new entrance and alterations to fenestration to the west wing of the building.

**At:** THE HOP EXCHANGE, 24 SOUTHWARK STREET, LONDON, SE1 1TY

**In accordance with application received on 18/09/2014  
and revisions/amendments received on 18/07/2014**

01/09/2014  
27/10/2014  
24/11/2014  
27/11/2014

**and Applicant's Drawing Nos.**

Existing  
Location Plan, Site Plan, 001, 002 B, 003, 004, 005, 006, 007, 011 A, 012 A, 013 A, 021 A, 022 A, 023 A, 024

Proposed

901 C, 902 E, 903 B, 904 B, 905 B, 906 B, 907 B, 911 B, 912 A, 913 A, 921 A, 922 B, 923 A, 924, 925, 931 A, 932 B, 933 A, 942

Supporting documents

Planning Statement June 2014, Design & Access Statement, June 2014, James Wells Architects,  
Heritage Statement June 2014, Heritage Collective;  
Heritage Addendum Letter dated 29<sup>th</sup> August 2014 and  
Heritage 2<sup>nd</sup> Addendum Letter dated 20<sup>th</sup> November 2014  
Section D-D Comparison,  
Acoustic Report June 2014, KP Acoustics  
Air Quality Requirement June 2014, Andmore Planning  
Transport Statement June 2014, Crowd Dynamics  
Delivery & Servicing Plan June 2014, Crowd Dynamics  
Flood Risk Assessment June 2014, Water Environment  
Scope of Works Document (HVAC, Plumbing and smoke ventilation system) June 2014, BCC Mechanical Services Limited  
Structural Interventions Feasibility June 2014, Michael Hadi Associates  
Sustainability Statement June 2014  
Draft Travel Plan September 2014, Crowd Dynamics  
Employment Statement September 2014, Andmore Planning  
Ventilation & Extraction Roof Plan K433-01  
Upper Ground Floor Structural Design 14064 SK-3, August 2014, Michael Hadi Associates

**Subject to the following thirteen conditions:**

**Time limit for implementing this permission and the approved plans**

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:

901 C, 902 E, 903 B, 904 B, 905 B, 906 B, 907 B, 911 B, 912 A, 913 A, 921 A, 922 B, 923 A, 924, 925, 931 A, 932 B, 933 A, 942

Reason:

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

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 The development hereby permitted shall not be commenced until detailed design, method statements and load calculations, have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 4 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure 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.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 5 Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 6 a) Before the first occupation of the building hereby permitted commences 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.

**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.

- 7 The rated noise level from any plant, together with any associated ducting shall be 10 dB (A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery 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).

- 8 A scheme of sound insulation shall be installed 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 8 kHz.

**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 associated with non residential premises 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).

- 9 The use hereby permitted for the A3/A4 - Restaurant and Bar purposes shall not be carried on outside of the hours 0700 - 0100hr on Monday to Friday; 0900 - 0100hr on Saturday and 0900 - 2200hr on Sundays and Bank holidays.

**Reason**

To safeguard the amenity 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.

- 10 The kitchen extract system for the proposed use shall meet the standard required by DEFRA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011).

**Reason**

In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity 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.

- 11 Before any A3/A4 use hereby permitted commences the kitchen extract system shall meet the standard required by DEFRA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011).

**Reason:** To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by

reason of odour 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.

- 12 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof.

**Reason**

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

- 13 This permission for the use of the basement, upper ground, first, second and third floors of the West Wing shall be personal to Smiths of Smithfield Ltd for the purposes of A3 (restaurants and cafes)/A4 (drinking establishments) and shall not enure for the benefit of the land. Upon the cessation of the use by Smiths of Smithfield Ltd the Class A3 and A4 use shall cease and the premises shall revert to Class B1 use.

**Reason**

In granting this permission the Local Planning Authority has had regard to the special circumstances of the case and considers that under the management of Smiths of Smithfield Ltd the proposal would not give rise to a significant loss of employment and to encourage local employment having regard to Strategic Policy 10 - Jobs and Businesses of The Core Strategy 2011, Saved Policy 1.4 'Employment sites outside the Preferred Office Locations and Preferred Industrial Locations' of the Southwark Plan 2007 and the National Planning Policy Framework 2012

**Statement of positive and proactive action in dealing with the application**

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

**Informative**

The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; and construction methods.

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