
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 Mark Lamb Davis Harriss Lamb LLP	Reg. Number	14/AP/4405
Application Type	Full Planning Permission	Case Number	TP/1146-B
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of the roof extension and replacement with a part one and part two storey extension to contain a single three bedroom dwelling and associated roof terrace; change of use of the ground floor from offices (Use Class B1) to a restaurant (Use class A3) and alterations to the ground floor facade.

At: NEW HIBERNIA HOUSE, WINCHESTER WALK, LONDON, SE1 9AG

In accordance with application received on 24/11/2014 08:02:10

and Applicant's Drawing Nos. Design and access statement
Flood Risk Assessment
Letter from agent dated 12 May 2015 with restaurant employment projection.
Planning statement
Servicing statement
Revised roofscape package

Drawings

Existing:	Proposed
201 (Location Plan)	321
311	322
312	323
313	324
314	325
315	326
316	327
410	401
510	402
	403
	501
	502

Subject to the following nine 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:

321
322
323
324
325
326
327
401

402
403
501
502

Reason:

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

- 2 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.

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.

- 3 Prior to the commencement of that part of development:

sample materials of the roof extension shall be presented on site to and details submitted to the local planning authority for approval
detailed drawings (1:20) detailing works to the ground floor facade shall be submitted to the local planning authority for approval.

The development shall only proceed in accordance with any details approved.

Reason:

In order to ensure that samples and detailed work will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012; Policy 7.8 heritage assets and archaeology of the London Plan 2015; Strategic Policy 12 design and conservation of the Core Strategy 2011 and saved policies 3.12 quality in design; 3.13 urban design; 3.15 conservation areas and 3.17 listed buildings 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.

- 4 Prior to the occupation of the ground floor restaurant, details of a scheme of sound insulation shall be submitted for approval to the local planning authority detailing how the rating noise level from the kitchen exhaust system shall be controlled to be at least 10dB(A) below the lowest relevant background sound level 1m from nearby noise sensitive windows and how noise from it would be controlled to ensure that it would not exceed NR20 Leq, 5 min within the dwelling within the same building.

Reason:

To ensure that and occupiers of the development and occupiers of neighbouring premises and the dwelling within the same building do not suffer a loss of amenity from noise in accordance with The National Planning Policy Framework 2012, Policy 7.15 reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes of the London Plan 2015; Strategic Policy 13 high environmental standards of the Core Strategy 2011 and saved Policy 3.2 protection of amenity 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.

- 5 Any deliveries, unloading and loading to the restaurant on the ground floor shall only be between the following hours: 07:00 - 20:00

To safeguard the amenity of neighbouring residential properties in accordance with the National Planning Policy Framework 2012; Policy 7.15 reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes of the London Plan 2015; Strategic Policy 13 high environmental standards of the Core Strategy 2011 and saved Policy 3.2 protection of amenity of the Southwark Plan 2007.

- 6 The restaurant hereby permitted on the ground floor shall only be open to customers between 08:00-22:00.

Reason:

To safeguard the amenity of neighbouring residential properties in accordance with the National Planning Policy Framework 2012; Policy 7.15 reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes of the London Plan 2015; Strategic Policy 13 high environmental standards of the Core Strategy 2011 and saved Policy 3.2 protection of amenity of the Southwark Plan 2007.

- 7 No plant shall be placed on the roof immediately in front of the bedroom terrace of 12 Tennis Court.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the visual amenity of the occupiers of 12 Tennis Court 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.

- 8 The dwelling hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

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

Living rooms - 30dB LAeq, T **

* - Night-time 8 hours between 23:00-07:00

** - Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework 2012; Policy 7.15 reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes of the London Plan 2015; 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 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts 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.