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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.

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<b>Applicant</b>	The Vault 1894 Ltd	<b>Reg. Number</b>	15/AP/4008
<b>Application Type</b>	S.73 Vary/remove conds/minor alterations	<b>Case Number</b>	TP/165-K
<b>Recommendation</b>	Grant permission for limited period		

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### Draft of Decision Notice

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

Temporary variation of Condition 5 (Opening hours) of planning permission ref. no. 14/AP/0893 to change the wording from: 'The use hereby permitted for a cafe bar/coffee shop, serving licensed alcoholic drinks, shall not be carried on outside of the hours 08:00 to 23:00 on Monday to Saturday or 08:00 to 22:30 on Sundays. The use of the outside seating area shall not be carried on outside of the hours 08:00 to 19:30 Monday to Sunday'; to 'The use hereby permitted for café bar/coffee shop, serving licensed alcoholic drink, shall not be carried on outside of the hours 08:00 to 23:00 on Monday to Saturday or 08:00 to 22:30 on Sundays. The use of the outside seating area shall not be carried on outside of the hours 08:00 to 21:30 Monday to Sunday'.

**At:** THE HORACE JONES VAULT, SHAD THAMES, LONDON SE1 2UP

**In accordance with application received on** 05/10/2015 08:00:38

**and Applicant's Drawing Nos.** Pre application response, Planning Statement, Footfall study, Noise impact assessment, petition

**Subject to the following seven 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 No music, amplified or otherwise, shall be played or permitted to be played on any external area of the site.

Reason

In order to protect the amenity of nearby occupiers from noise and disturbance in accordance with with saved policy 3.2 Protection of amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental standards of Core Strategy 2011.

- 2 The chairs and tables used on the external seating area shall be secured, or stored, in such manner that they are rendered incapable of use each day after 21:30 and not unsecured, or bought out of storage until 08:00 the following day.

reason

For the protection of the amenities of nearby occupiers from noise or disturbance and from anti social behaviour that might be associated with the mis use of this furniture in accordance with saved policies 3.2 Protection of amenity, 3.14 Designing out crime of the Southwark Plan 2007 and Strategic Policy 13 High Environmental standards of Core Strategy 2011.

- 3 The seating capacity of the external seating area shall be limited to no more than 40 seats at any one time, and at no point shall this limit be exceeded.

Reason

In order to protect the amenity of nearby occupiers from noise and disturbance which could potentially arise from

the intensive use of the external seating area, in accordance with with saved policy 3.2 Protection of amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental standards of Core Strategy 2011.

- 4 The means by which the seating area is to be demarcated or enclosed shall at all times accord with the scheme approved by application reference 07/AP/1556

Reason

In order that the area for seating shall be properly defined , and the area for unrestricted public access be protected from encroachment, in accordance with saved policies 3.2 Protection of amenity, 3.18 Setting of listed buildings, conservation areas and world heritage sites, 3.29 Development within the Thames Policy Area, 3.30 Protection of riverside facilities, Southwark Plan 2007 and Strategic Policy 12 Design and conservation Strategic Policy 13 High Environmental Standards Core Strategy 201.

- 5 Notwithstanding the use hereby permitted and the provisions of the Town and Country Planning (General Permitted Development) Order (or amendment or re-enactment thereof) no primary cooking shall take place on the premises.

Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 - High environmental standards and Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 6 The use hereby permitted for the use of a cafe bar/coffee shop, serving licensed alcoholic drinks, shall not be carried on outside of the hours 8:00am to 11pm on Monday to Saturday or 8:00am to 10.30pm on Sundays. The use of the outside seating area shall not be carried on outside of the hours 8:00am to 9.30pm Monday to Sundays.

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.

- 7 The hours of use of the outside seating area hereby permitted shall be for a period of one year from the date of this decision. After this year, the hours of use shall revert to the previous arrangements, unless otherwise agreed in writing by the local planning authority.

(Note - previous hours of use of the outside seating area: 08:00 to 19:30 Monday to Sunday)

Reason

To allow a trial period of extended hours to operate during which assessment can be made of the impact upon amenity in accordance with strategic policy 13 High Environmental standards of the Core Strategy and saved policy 3.2 Protection of amenity of the Southwark Plan 2007.

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

This application has been decided having regard to the policies of the development plan and objections received and other material planning considerations.