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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>	Fuller, Smith and Turner Plc	<b>Reg. Number</b>	16/AP/0167
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2075-B
<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:

Full planning and Listed Building Consent for a Mixed Class A4 and C1 use; internal and external alterations and repair work to include new kitchen, plant and AC compound on the rear single storey flat roof, the provision of an external bar, mezzanine and outdoor seating, works to the rear garage; and a two storey rear extension.

**At:** HALF MOON PUBLIC HOUSE, 10 HALF MOON LANE, LONDON SE24 9HU

**In accordance with application received on 18/01/2016 08:01:35**

**and Applicant's Drawing Nos.** Existing: 2571-09-01, 2571-09-03, 2571-09-05

Proposed: 2571-02-01 RevM, 2571-02-02 RevM, 2571-04-01 RevA, 2571-04-02 RevA, 2571-04-03 RevA, 2571-04-04 RevA, 2571-08-03 RevA, 2571-08-04, 2571-09-04 Rev, 2571-09-06 RevE, 2571 -09-07 RevF, 1571-10-01, 2571-10-02 RevA, 2571-10-04, 2571-10-07, 2571-10-08, 2571-10-11, 2571-10-12, 2571-10-13, 2571-10-14 RevA, 2571-10-15, 2571-10-16, 2571-10-22, 2571-10-23 RevA, 2571-10-25, 2571-10-26, 2571-10-27, 2571-10-34 RevA, F7210-01 RevA, F7210-02 RevA, F7210-03 RevA, 1.MH.01, 2.MH.01.

Planning, Design & Access Statement, Heritage Statement, External repairs schedule, External wooden balcony conservation, External Plant Noise Assessment, Air Condition Technical Date, RY7500A, MUB 062 630D4-A2 IE2 Multibox

#### 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:  
571-02-01 RevM, 2571-02-02 RevM, 2571-04-01 RevA, 2571-04-02 RevA, 2571-04-03 RevA, 2571-04-04 RevA, 2571-08-03 RevA, 2571-08-04, 2571-09-04 Rev, 2571-09-06 RevE, 2571 -09-07 RevF, 1571-10-01, 2571-10-02 RevA, 2571-10-04, 2571-10-07, 2571-10-08, 2571-10-11, 2571-10-12, 2571-10-13, 2571-10-14 RevA, 2571-10-15, 2571-10-16, 2571-10-22, 2571-10-23 RevA, 2571-10-25, 2571-10-26, 2571-10-27, 2571-10-34 RevA, F7210-01 RevA, F7210-02 RevA, F7210-03 RevA, 1.MH.01, 2.MH.01.

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 Notwithstanding the details submitted, prior to works commencing, including any demolition, an Arboricultural Impacts Assessment including an Arboricultural Survey showing the retention of the Ash tree to the rear shall be submitted to and approved in writing by the Local Planning Authority.
  - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

#### Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4 Prior to the commencement of development, details of for sound insulation of the external function room / garage shall be submitted do and be approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved details and the agreed scheme for insulation shall be completed prior to the external function room / garage first coming into use.

Reason: To safeguard the amenity of neighbouring 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.

- 5 Details of the proposed kitchen extract system and other plant including air conditioning units shall be provided and be agreed in writing by the Local Planning Authority prior to the first commencement of development and development shall be carried out in accordance with the approved details. 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). 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 façade/premises.

Reason: In order to ensure that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance in the interests of amenity and to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards and Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.2 Protection of Amenity, policy 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings of The Southwark Plan 2007.

**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.

- 6 Notwithstanding details submitted in the approved plans, before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building

works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season.

**Reason**

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 7 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.

- 8 Before the first occupation of the development hereby permitted, the refuse storage arrangements shown on the approved drawing/s shall be provided and shall thereafter be retained for waste storage and shall not be used for any other purpose.

**Reason:** To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin and pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction 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.

- 9 Flat roofs on the single storey rear elements of the public house shall not be used, other than for maintenance or repair purposes or means of escape.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 10 The occupation of the managers flat hereby approved shall not be occupied other than for purposes ancillary to and shall be limited to a person solely or mainly employed in the business occupying the plot edged red on the site location plan and any resident dependant's.

To ensure that occupiers of the residential flat do not suffer a loss of amenity by reason including noise nuisance and loss of privacy in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 11 The habitable rooms within the development sharing a party ceiling/floor element with the commercial element of the premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR25, where that can be achieved without unacceptable impact upon the historic fabric of the listed building.

**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 pub/restaurant area accordance with

strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 12 Hours of operation and servicing:  
The external areas to the rear of the public house, including the play area, shall not be used outside of the hours 08.00 to 22.30hrs on any day.  
The external bar hereby permitted shall not be used outside of the hours 08.00 to 22.00hrs on any day.  
Any external waste handling, external cleaning, deliveries or collections at/to/from the development shall only occur between 08.00 - 22.00hrs on any day.

Reason: To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

- 13 Drainage - Commercial Food Premises  
All drainage systems serving commercial kitchens within the development shall be fitted with a fat-trap of appropriate size determined by the maximum potential demand that will be created by the commercial kitchen.

Reason: The development may lead to sewer blockage and sewage flooding. This is in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

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

The pre-application service was used for this application and the advice given was followed.

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

### **Informatives**

Construction Management:

Out of Hours Site Works S61 CoPA – Informative

All developers and contractors working on this development are given notice that standard site hours are:

Monday to Friday – 08.00 – 18.00hrs

Saturday – 08.00 – 13.00hrs

Sundays & Bank Hols – no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:-  
<https://forms.southwark.gov.uk/DeptForms.asp?dept=24&section=Environment>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

Emergency/unanticipated works out of hours – Informative

Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777. An officer will call back to address the issue verbally as soon as they are available.

The internal area of the main body of the pub/restaurant and the function room will require the installation of ventilation/cooling systems to enable doors and windows to remain closed to contain noise from operations.

The habitable rooms within the development sharing a party wall element with other habitable rooms shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E, where that can be achieved without unacceptable impact upon the special interest of the listed building.

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012).