
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	Mrs Emily Adegboye Christ Apostolic Church	Reg. Number	16/AP/0135
Application Type	Full Planning Permission	Case Number	TP/2064-C
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use of the ground and basement floors from a public house to a place of worship.

At: 181 CAMBERWELL ROAD, LONDON, SE5 0HB

In accordance with application received on 14/01/2016

and Applicant's Drawing Nos. Land Registry site plan, planning statement, noise impact assessment 1/10/15, A100, A101, A102, A103,

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 The scheme of sound insulation described in section 4 of the noise impact assessment dated 1/10/15, namely:

Installation of 2 layers of 15mm SoundBloc under GAH1 resilient hangers on MF-type grid and Installation of 150mm mineral wool (RWA3, or any similar insulation with 60kg/m3 density) within the void;

shall be applied to both the entirety of the ceiling and notwithstanding the wording of the noise impact assessment, also to all party walls of the site;

and such work will be completed within three months of the date of this permission and maintained thereafter.

A record of the work having been undertaken to this required standard shall be provided to the council as local planning authority once it has been completed.

Reason

To ensure that 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 Policy 3.2 Protection of Amenity of the Southwark Plan (2007).
- 2 Refuse arising from the use hereby approved shall be stored internally within the building prior to any collection and disposal, and shall not be stored on the highway.

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/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007
- 3 The development hereby permitted shall in respect of the basement of the building shall be restricted solely to ancillary storage and shall not be used for worship or any gathering of people at any time.

Reason

To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development, to provide safe refuge and ensure safety of the future occupants of the proposed development in accordance with The National

Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 4 The doors serving the ground floor only of the building, situated on New Church Road shall, three months after the date of this permission, not be used other than for purposes as an exit in the case of emergency and shall not be used as a general means of access into and/or exit from the building by users of the building.

Reason

In order to safeguard the amenity of nearby residents from potential noise nuisance associated with persons using these doors as a general means of access to and exit from the building 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 The use hereby permitted for a place of worship shall not be carried on outside of the hours 9:00am to 9:00pm on any day.

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.

- 6 Before any system of public address or amplification is operated within the premises, it shall be subject to a sound limiting device that shall be installed and set and maintained at the level determined by the Councils Environmental Health Officer and once set, the device shall be locked and sealed and no means provided whereby the device may be overridden.

Reason

To ensure that 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 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 dealt with within an agreed timescale reflecting the level of public interest in the matters involved.