
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	Network Rail Infrastructure Limited	Reg. Number	17/AP/0769
Application Type	S.73 Vary/remove conds/minor alterations	Case Number	TP/RLY/11/BK1
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Variation of Condition 4 of planning permission ref: 15/AP/3081 dated 14/10/2015 for 'Change of use from Class B1 (Business) to Class A3 (Restaurants & Cafes)'. Variation would allow extended opening hours during the morning being 07:00-23:00 on Monday to Saturday, and 09:00-22:30 on Sundays and public holidays.

At: RAILWAY ARCHES 81-83, SCORESBY STREET, LONDON SE1 0XN

In accordance with application received on 27/02/2017 16:01:12

and Applicant's Drawing Nos. Application Covering Letter from Network Rail received 27th February 2017.

Subject to the following four conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall be begun before the 14/10/2018 being the end of three years from the date of the parent permission 15/AP/3081.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

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.

- 2 Unless otherwise discharged under condition 2 of the parent application 15/AP/3081, prior to commencement of A3 use within;

- a). Arch 81
- b). Arch 83
- c). Arch 83

Details of the arrangements for the storing of commercial refuse and servicing arrangements shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site and that servicing does not impact on the local transport network in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport and Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity, Policy 3.7 Waste Reduction and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007

- 3 Unless otherwise discharged under condition 3 of the parent application 15/AP/3081, prior to the commencement of A3 use within;

- a). Arch 81

- b). Arch 82
- c). Arch 83

Full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that the ventilation ducting and ancillary equipment will not result in an 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.

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.

- 4 The use hereby permitted for Class A3 purposes shall not be carried on outside of the hours 07:00-23:00 on Monday to Saturday or 09:00-22:30 on Sundays and public holidays.

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.

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.