
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	Ms Patel	Reg. Number	17/AP/0600
Application Type	Full Planning Application	Case Number	TP/2315-94
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Installation of a stainless steel, cylindrical air extraction flue to the north flank elevation of 100 Lordship Lane.

At: 100 LORDSHIP LANE, LONDON SE22 8HF

In accordance with application received on 16/02/2017 12:01:19

and Applicant's Drawing Nos.

Proposed Plans:

BN16060022/401, BN16060022/402, BN16060022/403 (Block Plan and Site Location Plan)

Supporting documentation:

Noise Impact Assessment (Revised) (Prepared by Andrew Frisby MIOA of 'Acoustic Tests', ref. APF/C/AFA435, dated 8th May 2017)

Subject to the following six 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:

BN16060022/401 and BN16060022/402

Reason:

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

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.

- 3 Before development commences a scheme for the neutralisation of any fumes, vapours and odours from the premises shall be submitted to, and approved in writing by, the local planning authority. The extraction system shall only be implemented in accordance with the approved scheme and shall be implemented prior to the commencement of the sandwich production use for which it is intended to serve and shall remain operational thereafter.

Reason:

In order to ensure that when the sandwich production use commences the property has an adequate fume extraction and neutralisation system in place in order to safeguard the amenities of the occupiers of nearby properties in accordance with the Core Planning Principles and Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policies 7.14 (Improving air quality) and 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), policy 13 (High environmental standards) of the

Southwark Core Strategy (2011) and saved policies 3.1 (Environmental effects) and 3.2 (Protection of amenity) of the Southwark Unitary Development 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 materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2016), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

- 5 The development hereby approved shall be carried out in accordance with the submitted Plant Noise Assessment (ref. APF/C/AFA435, prepared by Andrew Frisby MIOA of Acoustic Tests, dated 08/05/2017), and the mitigation measures recommended within that report, specifically the inclusion of a 3D Pod Silencer, shall be fully implemented before the first operational use of the flue, unless otherwise agreed in writing by the local planning authority.

Reason:

To protect the amenity of neighbouring residential occupiers against potential noise pollution from the plant, in accordance with the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

- 6 The flue and ducting hereby approved shall be maintained such that the rated noise level that it produces shall remain at least 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises.

Reason:

To protect the amenity of neighbouring residential occupiers against potential noise pollution from the plant, in accordance with the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.

The local planning authority delivered the decision to a time-frame agreed in advance with the applicant.