
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	Redcomb Pubs Ltd	Reg. Number	17/AP/4421
Application Type	Full Planning Application	Case Number	TP/2122-31
Recommendation	Grant permission		

Draft of Decision Notice

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

Change of use of the upper floors of The Cherry Tree Public House from ancillary staff accommodation (Class A4 Use) to create a 26 bed bunk house hostel (Sui Generis - Visitor Accommodation) across four rooms plus ancillary accommodation for the general manager (Class A4)

At: 31-33 GROVE VALE, LONDON SE22 8EQ

In accordance with application received on 23/11/2017 12:00:46

and Applicant's Drawing Nos. 001

010 - EXISTING FLOOR PLANS

210 - PROPOSED PLANS BUNKHOUSE OPTION REV D

PLANNING STATEMENT (RECEIVED 09 MAY 2018)

Subject to the following five conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

210 - PROPOSED PLANS BUNKHOUSE OPTION REV D

Reason:

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

- 2 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.

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 Prior to the commencement of the use hereby permitted, an Operational and Service Management Plan detailing how the hostel will be managed in terms of arrivals, departures and mitigating disturbance and how it will be serviced shall be submitted to for approval to the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure protect the amenity of local residents 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 cycle storage facilities identified on approved plan 210/rev A shall be provided prior to the commencement of

the use hereby consented and thereafter shall be retained and the space used for no other purpose and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework 2012, Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 5 The two rear garden spaces identified as "main garden" and "secret garden" on approved plan 210/Rev A shall be closed to guests of the hostel between the hours of 23h00 and 10h00 during which guests shall not be permitted to use these areas for any purposes, except in the case of emergencies. The roofspace immediate adjacent the rear first floor access to the bunk house shall not be used as a recreational space at any time.

Reason

To ensure no loss of amenity to neighbouring residential occupiers, in accordance with the National Planning Policy Framework 2012, saved policy 3.2 Protection of amenity of the Southwark Plan 2007 and strategic policy 13 High environmental standards of the Core Strategy 2011.

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.