

---

## 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

---

<b>Applicant</b>		<b>Reg. Number</b>	03-AP-0311
<b>Application Type</b>	Full Planning Permission		
<b>Recommendation</b>	Grant	<b>Case Number</b>	TP/RLY/18/BK1

---

### Draft of Decision Notice

---

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

Conversion of warehouse space within Railway Arches into a space used for private and corporate functions including conferences, product launches, exhibitions and private dining with Class A3 restaurant use of south western arch; provision of new glazed elevations to Bank End, and elevational alterations fronting Clink Street, the river and facing Clink Wharf .

**At:** Corner Bank End & Clink Street SE1

**In accordance with application received on** 08/02/2003

**and Applicant's Drawing Nos.** Planning Design Report and noise assessment report.

100B/101B/102B/501B/502B/503B/504B,110,111,116

**Subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason

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

- 2 Samples of the facing materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the external materials in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 3 The use hereby permitted shall not be begun until full particulars and details of a scheme to insulate the premises against the transmission of airborne and impact sound has been submitted to (2 copies) and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. Any such scheme shall be so designed that noise from the use does not, at any time, increase the ambient equivalent noise level measured immediately outside any of the adjoining or nearby premises (or in the case of separate units of occupation within the same building then inside those units).

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy E.3.1: Protection of Amenity of Southwark's Unitary Development Plan, Policy 3.2 of the draft UDP, and Planning Policy Guidance 24 Planning and Noise.

- 4 The use hereby permitted shall not be begun until full particulars and details (2 copies) 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 that the Council may be satisfied 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 Policy E.3.1: Protection of Amenity and Policy S.1.6: Hot Food Outlets of Southwark's Unitary Development Plan, and Planning Policy Guidance 24 Planning and Noise.

- 5 The use hereby permitted shall not be commenced before details of the arrangements for the storing of refuse have been submitted to (2 copies) and approved by the Local Planning Authority and the facilities approved have been provided and are available for use by the occupiers and users of the premises. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan.

- 6 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the application premises shall only be used for the purposes hereby permitted and for no other purposes including any within Class D1 or D2 nor the for the sale of food to takeaway.

To protect the amenities of surrounding occupiers in accordance with Policy E.3.1(Protection of Amenity) and Policy 3,2 of the draft UDP.

- 7 The use hereby permitted shall not be carried on outside of the hours of 2400 to 0800 on any day except Sundays or Bank Holidays when it shall not be carried out between the hours of 1900 and 0800.

Reason

To prevent late night disturbance to the occupiers of nearby residential properties in accordance with Policy E.3.1 of the UDP and policy 3.2 of the draft UDP.

- 8 The servicing access to the arches in Clink Street shall not be used outside of the hours 1800 and 0700 on any day.

Reason

To prevent late night disturbance to the occupiers of nearby residential properties in accordance with Policy E.3.1 of the UDP and policy 3.2 of the draft UDP.

- 9 The proposed new brick work within the railway arches shall match the existing brickwork of the arches.

Reason

To ensure that the proposed alterations are in keeping with the streetscene in accordance with policy E.2.3 Aesthetic Control and 3.15 urban design of the draft UDP.

- 10 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted (2 copies) by the applicant and approved by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

- 11 Detailed drawings of the proposed paved area on the corner of Bank End and Clink Street (2 copies) specifying the exact materials to be used shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of this paving in the interest of the appearance of the arches in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 12 No restaurant seating shall be placed outside of the building without the prior written permission of the local planning authority.

To prevent external seating from cluttering the street and blocking pedestrian access on a busy corner in accordance with policy E.3.1 and T.1.3 of the UDP and 3.2 of the draft UDP.