
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	Reg. Number 03-AP-0107
Application Type Full Planning Permission	
Recommendation Grant subject to Legal Agreement	Case Number TP/32-I

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing public house and erection of a part 5/part 6 storey block of 23 flats and a restaurant/Cafe/Bar [Class A3 use] unit at ground floor, with associated residential parking in basement (11 spaces).

At: The Final Furlong 162 Grange Road SE1

**In accordance with application received on 14/01/2003
and revisions/amendments received on 31/03/2003**

15/04/2003

29/04/2003

15/05/2003

27/05/2003

and Applicant's Drawing Nos. 0605/SK004,0605/10revB, 11revE, 12revD, 14revD, 15revE, 17revC, 18revA.

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 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.

- 3 No development shall take place until a detailed scheme (2 copies) showing the scope and arrangement of foundation design and all new groundworks, which may have an impact on archaeological remains, has been approved in writing by the Local Planning Authority and that the scheme will be monitored by the Council.

Reason

To ensure that archaeological remains are not disturbed or damaged by foundations and other groundworks but are, where appropriate, preserved in situ.

- 4 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policy E.1.1: Safety and Security in the Environment of Southwark's Unitary Development Plan.

- 5 Samples of the profiled metal cladding, brick(s) and zinc cladding of the attic storey 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 quality of the main features of this building which will have a prominent role within the streetscape in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 6 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with policy T.4.1 Measures for Cyclists of the Southwark Unitary Development Plan.

- 7 The use hereby permitted for A3 Use Class Cafe/Restaurant/Bar purposes 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 and Planning Policy Guidance 24 Planning and Noise.

- 8 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 to 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.

- 9 The use hereby permitted for A3 Restaurant/Cafe/Bar purposes shall not be carried on outside of the hours 0700 to 2330 on Monday to Saturday or 0800 to 2230 on other days.

Reason

In order to ensure that the activity associated with the A3 use does not create a noise nuisance or disturbance to the occupiers of the flats within the building, or occupiers of neighbouring sites in accordance with Policy E.1.3 Protection of Amenity and S.1.5 Hot Food Outlets.

- 10 The car parking or garaging hereby permitted shall not be used for any purpose other than for residential parking for the occupiers of the development hereby approved. The spaces shall be retained for parking purposes for occupiers at all times that the building is in use.

Reason

In order to ensure that the car parking is made available to the flats on the site and therefore limit the amount of on street parking associated with the development.

- 11 The cafe/restaurant [Class A3] use hereby permitted shall not include any take-away or motorised delivery service to customers.

Reason

In order to protect the amenity of neighbours and future occupiers, in accordance with Policy E.3.1 (Protection of Amenity) of the Southwark Unitary Development Plan.

- 12 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or

structures shall be placed on the roof or any other part of a building hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 13 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied 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 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.

- 14 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the operators of the cafe/bar premises before the Class A3 use hereby permitted is commenced and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied 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 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.

- 15 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In order to ensure that the appearance of the development is satisfactory, in accordance with Policy E.2.3 (Aesthetic Control) of the Southwark Adopted Unitary Development Plan.

- 16 Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

Reason

See condition 15.

- 17 The development hereby permitted shall not be occupied until the landscaping approved, either as part of this consent or by subsequent approval, has been carried out.

Reason

See condition 15.

Informatives

- 1 You are advised to consult the Council's Head of Public Protection with regard to how best to comply with the terms of Conditions 4, 7 and 8 of this permission. Please contact the Head of Public Protection, Chaplin Centre, Thurlow Street, SE17 2DG (tel. 020-7525 5000).
- 2 You are advised to consult the Council's Traffic Group, Council Offices, Chiltern, Portland Street, London SE17 2ES telephone (020) 7525 5000 with regard to how best comply with the terms of Condition 6 of this permission.

- 3 The details and/or samples required by the Condition(s) above must be accompanied by a letter stating:
1. the LBS Reference Number which appears at the top of this decision notice;
 2. the full address of the application site;
 3. which condition(s) you seek to discharge; and
 4. a list of all drawing numbers/ sample name and manufacturer, together with the condition(s) they relate to.

Please note that the approval of details are subject to the same eight week timeframe as a full planning permission.

- 4 All samples submitted must be clearly labelled with the LBS Reference Number of the original application and the address of the application site.

- 5 You are advised to consult the Borough Crime Prevention Design Advisor to ensure that the development complies with 'Secured by Design' standards. Please contact Steve Mumford, southwark Police Station, 323 Borough High Street, London, SE1 1JL (telephone: 020 7232 6714).