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## RECOMMENDATION

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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.

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<b>Applicant</b>	Mr Nigel Owen	<b>Reg. Number</b>	11-AP-4005
<b>Application Type</b>	Full Planning Permission		
<b>Recommendation</b>	Grant permission	<b>Case Number</b>	TP/147-231

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### Draft of Decision Notice

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

Installation of a 400 mm x 400 mm kitchen extract louvre to rear elevation of public house.

**At:** SIMON THE TANNER, 231 LONG LANE, LONDON, SE1 4PR

**In accordance with application received on** 29/11/2011 12:00:28

**and Applicant's Drawing Nos.** Site location plan, 475 EW 01 Rev A, 475 EW 02 Rev A, 475 SKD 01 Rev A, 475 SKD 02 Rev A, Design and Access Statement incorporating Heritage Statement, Statement in relation to Environmental Protection Measures, CK Direct carbon filter solutions, letter to Nigel Owen dated 25th January 2012, photograph of louvre, drawing of extract canopy and filter bank

**Reasons for granting permission.**

This planning application was considered with regard to various policies including, but not exclusively:

Strategic policies of the Core Strategy 2011

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

Saved policies of the Soutwark Plan 2007

3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);

3.11 Efficient Use of Land (seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoid compromising development potential, providing adequate access, circulation and servicing, and matching development to the availability of infrastructure);

3.12 Quality in Design (requires new development to achieve a high standard of architectural design);

3.13 Urban Design (advises that principle of good urban design should be taken into account in all new developments);

3.16 Conservation Areas (requires developments to preserve or enhance the character or appearance of the conservation area)

3.17 Listed buildings (states that development proposals involving a listed building should preserve the building and its features of special architectural or historic interest)

3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites. (requires new developments to preserve or enhance the immediate or wider setting of a listed building, conservation area or World Heritage Site, and important views of a listed building).

Policies of the London Plan 2011

Policy 7.8 Heritage assets and archaeology

Planning Policy Statements [PPS] and Guidance Notes [PPG]

PPS5 - Planning for the historic environment  
PPG23 - Planning and pollution control  
PPG24 - Planning and noise

Particular regard was had to noise and odours, but it was considered that noise output could be adequately controlled by way of a condition and that the carbon filter proposed would be sufficient to protect against cooking odours. The works would represent a modest alteration which would preserve the character and appearance of this part of the Bermondsey Street Conservation Area and the listed building. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

**Subject to the following conditions:**

- 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:

475 SKD 01 Rev A, 475 SKD 02 Rev A, Design and Access Statement incorporating Heritage Statement, Statement in relation to Environmental Protection Measures, CK Direct carbon filter solutions, letter to Nigel Owen dated 25th January 2012, photograph of louvre, drawing of extract canopy and filter bank.

**Reason:**

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

- 3 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured  $L_{A90}$  level at the nearest noise sensitive premises. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment, you are required to submit a further noise report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements. The supplementary acoustic report must include:

- i) A schedule of all plant and equipment installed;
- ii) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;

Manufacturer specifications of sound emissions in octave or third octave detail;

- iii) The location of all most affected noise sensitive receptor locations and the most affected windows;
- iv) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- v) The lowest existing  $L_{A90, T}$  measurement as already established.
- vi) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with saved Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and PPG24- Planning and Noise.

- 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 saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.