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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>	Instant Cash Loans Ltd	<b>Reg. Number</b>	11/AP/3808
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/165-82
<b>Recommendation</b>	Grant permission	<b>Number</b>	

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### Draft of Decision Notice

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

Change of use of ground floor from amusement arcade (Sui Generis) to financial and professional services (Class A2)

**At:** 82 TOWER BRIDGE ROAD, LONDON, SE1 4TP

**In accordance with application received on** 14/11/2011

**and Applicant's Drawing Nos.** Site location plan, covering letter from Jenny Barker dated 10th November 2011.

**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 1 – Sustainable development: requires new developments to help meet the needs of a growing population in a way that respects the planet's resources and protects the environment.

Strategic Policy 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 3 – Shopping, leisure and entertainment: requires new development to help maintain a network of successful town centres which have a wide range of shops, services and facilities to help meet the needs of Southwark's population.

Strategic Policy 10 – Jobs and businesses: States that development should contribute to an environment in which businesses can thrive, and where local people can benefit from opportunities which are generated by development.

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 Southwark Plan 2007

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

3.14 Designing Out Crime (requires developments to incorporate design measures that discourage crime)

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.6 Car Parking (states that all developments requiring car parking should minimise the number of spaces provided).

Policies of the London Plan 2011

Policy 2.12 Central Activities Zone – predominantly local activities

Policy 4.7 Retail and town centre development

Policy 6.13 Parking

Particular regard was had to impact upon amenity, but subject to a condition limiting opening hours and given the location of the site in a busy shopping parade, it was found that no loss of amenity would occur. The development is an acceptable use of land in this protected retail parade given that it does not displace a retail use, and would cause no

harm to highway safety. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

**Subject to the following condition:**

- 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:

Site location plan.

Reason:

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

- 3 The use hereby permitted shall not be carried on outside of the hours of 09:00-18:00 Mondays to Saturdays.

Reason

To protect the amenity of neighbouring residential premises from loss of amenity by reason of noise and disturbance, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).