

---

## 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>	c/o agent Tesco Stores Ltd	<b>Reg. Number</b>	14/AP/4094
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/240-30
<b>Recommendation</b>	Grant permission		

---

### Draft of Decision Notice

---

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

Part change of use (Unit 16) to Class A1 retail use and minor external alterations to Units 13 - 16

**At:** UNITS 13 TO 16, THE CIRCLE, QUEEN ELIZABETH STREET, LONDON, SE1 2JE

**In accordance with application received on** 30/10/2014 08:03:46

**and Applicant's Drawing Nos.** F9D11-113(00)01, F9D11-113(04), F9D11-113(05), F9D11-113(06), F9D11-113(07), F9D11-113(08), F9D11-113(09) Rev C, F9D11-113(10), F9D11-11(11), F9D11-113(12) Rev C, F9D11-113(13), Delivery & Servicing Plan, SP04

**Subject to the following five conditions:**

**Time limit for implementing this permission and the approved plans**

- 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: F9D11-113(00)01, F9D13-113(09) Rev C, F9D13-113(10), F9D13-113(011), F9D13-113(12) Rev C, F9D13-113(13), Delivery & Servicing Plan, SP04

Reason:

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

**Pre-occupation 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 the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 3 Notwithstanding the details shown on drawing F9D13-113(12)Rev C, 1:20 drawings of the replacement doors to be installed in the Queen Elizabeth Street and The Circle elevations, including details of frames and any glazing bars shall be submitted to and approved in writing by the Council prior to the first occupation of the A1 use hereby permitted (Unit 16). Unless otherwise agreed in writing by the Local Planning Authority the replacement doors shall be installed and retained thereafter in accordance with such approval.

Reason

In order to ensure that these details will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design 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 premises shall not be open for trading outside of the hours 07.00hrs to 23.00hrs on any day.

Reason

To safeguard the amenity of neighbouring residential properties 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.

- 5 The facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

**Reason**

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

**Statement of positive and proactive action in dealing with the application**

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

**Informatives**

- 1 You are advised that a S.278 agreement with the Council's Highways Department will be required for any changes, alterations or other works to the highway or footway, including the formation of an on-street loading bay and the removal of any designated on-street parking bays. Please contact Richard Wells, Principal Network Development Engineer, Department of Environment and Leisure, London Borough of Southwark. PO Box 64529, London, SE1P 5LX
- 2 All delivery vehicles shall turn off their engines when stationary.

—