
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	Mr Sean Dowle	Reg. Number	17/AP/1313
Application Type	Full Planning Application	Case Number	TP/2719/22
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use from B8 (Storage) to flexible B 1(c) Light industry and A4 (Drinking Establishment) use.

At: DOVEDALE BUSINESS CENTRE, ARCH 210, 22A BLENHEIM GROVE, LONDON SE15 4QL

In accordance with application received on 04/04/2017 08:05:35

and Applicant's Drawing Nos. Application form

Design and access statement

Planning Support Statement

16P1354 JT R2478-539- ENVIRONMENTAL NOISE IMPACT REPORT

Plan - existing - E.01- FRONT & ELEVATION PLAN

Plan - proposed - P.01- FRONT & REAR ELEVATION PLAN

Site location plan - SITE PLAN

Subject to the following seven conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
 - Design and access statement
 - Planning Support Statement
 - Plan - proposed - P.01- FRONT & REAR ELEVATION PLAN

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

- 2 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.

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.

- 3 Before the implementation of the A4 Use hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason
In the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, 3.13 Urban design, Policy 3.16 - Conservation areas and Policy 3.18 - Setting of listed buildings, conservation areas and world heritage of the Southwark Plan 2007.

- 4 Any deliveries, unloading and loading to the premises other than that which takes place within the Dovedale Business Centre shall only be between the following hours: Monday to Saturday - 10:00 - 16:00, Sundays/ Bank Holidays - not at all.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

- 5 There shall be no music played in any external area related to the proposed A4 use.

Reason:

To safeguard the amenity of neighbours 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.

- 6 The use hereby permitted for a A4 (Drinking Establishment) use shall not be carried on outside of the hours 17:00-23:00 Monday to Thursday and Friday to Sunday including Bank Holidays between 10:00-23:00.

Reason:

To safeguard the amenities 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.

- 7 Hours of operation and access control:
The external area to the premises, shall not be used outside of the hours 08:00 to 22:00 on Monday to Sunday and Bank holidays.
There shall be no queuing or smoking of patrons taking place on Blenheim Grove.

Reason:

To ensure that occupiers of neighbouring premises and the general public do not suffer a loss of amenity by reason of noise or crowding nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.