
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	Ms Lucy Chilvers Black Swan Studios	Reg. Number	18/AP/3338
Application Type	Full Planning Application	Case Number	TP/57-2
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use from B1 to Mixed Use (part B1 and part A3), involving the extension of the first floor mezzanine to provide an additional 43sqm of Class B1 Office space, and change of use of part of the ground floor from B1 Office space to provide 43sqm of Class A3 Cafe/Restaurant use. Together with associated plant installation with flues to the roof.

At: 2-3 BLACK SWAN YARD, BERMONDSEY STREET, LONDON SE1 3XW

In accordance with application received on 12/10/2018 16:00:34

and Applicant's Drawing Nos. Application form

Community Infrastructure Levy (CIL) general

TRANSPORT NOTE

HIGHSHORE SCHOOL - LETTER OF SUPPORT

DESIGN CONCEPT PACKAGE

HP KITCHEN EXTRACT SPECIFICATION VERNER BOX GMEB

RY 7500B - ELECTROSTATIC AIR CLEANER

D177465 - SILCENCER TYPE B & C 1D AND 2D

Noise impact assessment

Planning statement

Site location plan

201 - EXISTING FIRST FLOOR ARRANGEMENTS

200 - EXISTING FLOOR PLAN

100 - PROPOSED GROUND FLOOR ARRANGEMENTS

101 Rev 1 - PROPOSED MEZZANINE ARRANGEMENTS

102 - PROPOSED GROUND FACILITIES PLAN

103 - PROPOSED MEZZANINE FACILITIES PLAN

104 Rev 1 - PROPOSED ROOF PLAN

104 - PROPOSED VENTILATION PLANS

200 - PROPOSED MEZZANINE SIDE SECTION

601 Rev 1 - PROPOSED AND EXISTING EXTERNAL VENTILATION SYSTEM

602 Rev 1 - PROPOSED AND EXISTING FRONT & REAR VENTILATION SYSTEM

603_Proposed Mezzanine Section

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:

100 - PROPOSED GROUND FLOOR ARRANGEMENTS

101 Rev 1 - PROPOSED MEZZANINE ARRANGEMENTS

102 - PROPOSED GROUND FACILITIES PLAN

103 - PROPOSED MEZZANINE FACILITIES PLAN

104 Rev 1 - PROPOSED ROOF PLAN

104 - PROPOSED VENTILATION PLANS

200 - PROPOSED MEZZANINE SIDE SECTION
601 Rev 1 - PROPOSED AND EXISTING EXTERNAL VENTILATION SYSTEM
602 Rev 1 - PROPOSED AND EXISTING FRONT & REAR VENTILATION SYSTEM
603_Proposed Mezzanine Section

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.

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 The A3 Use shall not commence until the B1 floor space at mezzanine level is constructed and in operation.

Reason

To ensure that there is no loss of B1 employment space within the site in accordance with The National Planning Policy Framework 2018, Policy 4.1 Developing London's economy, Policy 4.2 Offices of the London Plan 2016, Strategic Policy 1 Sustainable development of the Core Strategy 2011 and Policy 1.4 - Employment sites outside the Preferred Office Locations and Preferred Industrial Locations 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 Plant Noise - standard

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises (residential or office accommodation). Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2018, 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 collection of waste shall not be undertaken outside the hours of 08:00 - 20:00.

Reason

To protect the amenity of nearby residents in accordance with National Planning Policy Framework 2018; strategic policies 2 sustainable transport of and 13 high environmental standards of the Core Strategy 2011; policy 7.15 reducing and managing noise, improving and enhancing the acoustic of the London Plan 2015 and saved policies 3.2 protection of amenity and 5.2 transport Impacts of the Southwark Plan 2007.

- 6 The use hereby permitted for Class A3 Use shall not be carried on outside of the hours 10:00 to 23:00 on Monday to Friday, 10:00 to 23:30 Saturday and 12:00-22:00hrs Sunday.

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.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 7 No amplified music other than at background level (being defined as the level at which a conversation can take place without the need to raise voices) shall be played within the café/restaurant hereby permitted.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of nuisance, in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 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.