DEVELOPMENT CONTROL COMMITTEE - Date: 11 August 2010

Report of the Executive Head of Planning and Transportation.

Ref: B2010/62551/FUL	WARD: B08 / SUTTON SOUTH	Time Taken: 18 weeks, 1 days

Site: 12-13 Regent Parade BRIGHTON ROAD Sutton SM2 5BQ

Proposal: Use of premises for purposes falling within Class A5 (Hot Food Takeaways) of The Town and Country Planning (Use Classes) Order 2005 (As Amended), provision of an extract duct, air conditioner/compressor unit and fresh air intake at rear and installation of a new shopfront.

Applicant: DOMINO'S PIZZA UK LTD

Agent: Ms Anne McQueen

Recommendation:

GRANT PLANNING PERMISSION

Reason for Report to Committee: More than 10 letters of objections have been received and approval is recommended.

Summary of why application proposal is deemed acceptable:

Given the mix of uses within the area it is considered that the principle of providing an A5 use within this location would not lead to an over concentration of similar uses. The external alterations proposed are considered to be of an acceptable design and the amenity of neighbours would not be affected by the proposal.

The additional information provided with this application (Trips and Parking Technical Note) demonstrates that there would be sufficient on street vehicle parking to meet the needs of the proposed use and, on this basis, the Council's Senior Highways Engineer has not raised any objection. The proposal would not result in harm to pedestrian and highway safety.

1.0 **BACKGROUND**

1.1 **Site and Surroundings:**

1.2 This site comprises 12 – 13 Regent Parade situated on the west side of Brighton Road. Regent Parade is formed of a group of 12 commercial terraced properties at ground floor level. Above the commercial units are residential flats forming part of the residential development known as Grosvenor Court.

1.3 The existing terraced building within the site is four storeys in height and this application relates to the use of part of the ground floor of the building (No's. 12 – 13) which is currently in retail (Class A1) use. The existing ground floor shop is occupied by 'Showtime Video' which sells/rents videos and DVD's and part of the floor area is used as an 'internet café'.

1.4 To the north of the site is an estate agents 'Cowles' in Class A2 use and to the south is a 'Tesco Express' (Class A1) convenience store. Access to the residential units above is from a central stairway to the front of Regent Parade facing Brighton Road. The site can also be accessed from the rear of the building.

1.5 The terrace known as Regent Parade of which the application site forms a part, comprises 12 commercial properties although some of these include double and triple frontages. The commercial units in the parade include five A1 uses (equivalent to nine frontages), five A2 uses (equivalent to 7 frontages) and two A3 uses. A further parade of shops is located to the south of the site and this contains two A2 uses (equivalent to 5 frontages) and one sui generis use (the ancillary shop to the 'BP' garage that is the equivalent of two frontages).

1.6 Opposite the site is Sutherland House which was constructed in the early 1960's and comprises a part three part twelve storey building. The ground floor of the building is currently occupied at ground floor by three A1 uses, an A2 use, a Sui Generis Use, an A3 use and an A3/A5 use.

1.7 The site is located within the southern section of Sutton Town Centre with Sutton Railway Station located just to the north of the site. The surrounding area is characterised by a mixture of building uses, designs, scales and heights.

1.8 **Site specific UDP designation:**

1.9 The application site falls within the boundaries of Sutton Town Centre, is located within a Secondary Shopping Frontage, the Station Approach Quarter and is adjacent to a Cycle Network.

1.10 **Relevant Planning History:**

1.11 There are 4 planning applications of relevance which are listed below:

96/40860/FUL – Use of ground floor of premises as a solarium – Granted 30.07.96

96/41381/ADV – Display of an illuminated fascia sign – Granted 3.12.96.

97/41843/FUL – Use of premises for retail purposes – Granted 2.05.97

97/41857/FUL – Installation of a new shopfront – Granted 2.06.97.

2009/61903/FUL - Use of premises for purposes falling within Class A5 (Hot Food Takeaways) of The Town and Country Planning (Use Classes) Order 2005 (As Amended), provision of an extract duct, air conditioner/compressor unit and fresh air intake at rear and installation of a new shopfront – Refused 16.03.10.

1.12 Of particular relevance is application 2009/61903/FUL that was refused for one reason relating to the lack of information provided in relation to existing and proposed vehicle parking as set out below:

> The applicant has failed to provide sufficient information on existing and proposed vehicle parking along with details on the delivery of goods. As such, it cannot be demonstrated that the proposal would not further exacerbate existing parking pressures on surrounding roads, giving rise to conditions prejudicial to highway safety and thus causing danger and inconvenience to all users of the public highway and the amenity of local residents; contrary to Policies TSC5, TSC7, TR12 and TR13 of the Sutton Unitary Development Plan.

2.0 APPLICATION PROPOSALS

2.1 Details of Proposal:

2.2 This proposal is for the change of use of the ground floor of 12 – 13 Regent Parade, Brighton Road, which has a double shop frontage, from a retail (A1) use to a Hot Food Takeaway (A5) use. The proposal would also include alterations to the shop frontage and rear elevations including the re-positioning of the front entrance door, alterations to frontage glazing proportions and installation of full height kitchen extract duct, fresh air intake and air conditioning/cold room compressors to the rear.

2.3 The proposed use would incorporate a customer waiting area to the front, a preparation area behind this and an oven in a central location within the premises. A fresh air intake internal duct would lead from the rear of the site to the food preparation areas. A full height kitchen extract duct would lead from the oven, exit the building at the rear at ground floor level and run vertically up to a point 1m above the roof of the building where it would discharge. The extract duct would be sited at first, second and third floor level between the rear windows of the residential flats above.

2.4 The application proposes opening hours of 9am – 11pm Monday to Saturdays and 10am – 11pm Sundays, Public and Bank Holidays. The application also states that there would be 6 full time and 15 part time staff employed within the site (equivalent to 12 full time staff in total). No applications have been received in relation to alterations to the signage.

2.5 This current application includes a document titled ‘Trips and Parking Technical Note’ which provides details on traffic generation and a parking capacity study. This document was not submitted with the previously refused application (2009/61903/FUL). The report confirms that 6 mopeds would be used by the proposed takeaway use.

2.6 **Significant amendments to application since submitted:**

2.7 An amended drawing showing a revised red line site boundary and further details relating to the location of refuse and recycling storage were provided on 12 July 2010.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 **Method of Notification:**

3.3 The application was advertised by way of 159 letters delivered to neighbouring properties and a site notice was displayed on 17.04.10. Following the submission of amended drawings showing a revised red line site boundary and details in relation to refuse and recycling storage, a further neighbour notification took place involving notifying 162 properties.

3.4 **Number of Letters Received:** Eleven letters of objection and one petition of objection containing 11 signatures. Letters were received from Brighton Road and High Street, Sutton.

3.5 **Summary of material responses:**

- Too many eating establishments and take aways in the vicinity already.
- No room for vehicles on the pavement.
- Increased parking and traffic congestion.
- Increase problems relating to rats, squirrels and foxes going through bins.
- Proposal will harm local residents through noise, smell, litter, traffic and parking arrangements.
- Proposal would be a health hazard.
- Lack of details in relation to parking arrangements for the site.
- Security concerns.
- Increase demand on local infrastructure.

3.6 **Summary of non-material responses:**

- Already a 'Dominoes' pizza at the bottom of the High Street.

3.7 **Official Consultation**

3.8 Senior Highways Engineer: On the basis of the Trips and Parking Technical Note submitted, the Senior Highways Engineer raises no objection to the proposal subject to a condition requiring the provision of 6 secure motorcycle/moped parking spaces. In addition, the Senior Highways Engineer has requested a contribution of £1125 towards sustainable transport initiatives.

3.9 Environmental Health: No objection subject to conditions and details on refuse and recycling storage.

3.10 **Councillor Representation:** None

4.0 MATERIAL PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

(1) The London Plan (consolidated with alterations and adopted February 2008).

(2) The Sutton Unitary Development Plan (UDP) (adopted April 2003)

(3) The Local Development Framework (LDF) will in due course replace the UDP as the Development Plan for the Borough along with the London Plan. At present the LDF comprises two main documents (an additional Area Action Plan is being prepared for Sutton Town Centre):
-(a) The Core Planning Strategy (CPS) which sets out the Council's long term vision, spatial strategy and core policies for shaping the future development in the Borough and managing change over the next 15 years in line with the principles of sustainable development. . In June 2009 a public Examination by an independent Government Inspector was held into the CPS and subject to certain changes the CPS was considered to be 'sound'. An amended version of the CPS, incorporating the Inspector's recommendations, has been approved by the Council's Executive Committee for formal adoption. The CPS contains a schedule of those UDP Policies that will be superseded after Adoption.
-(b) The Site Development Policies (DPD) which identifies sites for future development (outside Sutton Town Centre) and sets out detailed development management policies to be used to help decide planning applications. The DPD has been through two stages of public consultation and will be submitted to the Council's Executive in December 2009 for Publication and subsequent submission to the Secretary of State. A further public consultation was carried out in January 2010 with Submission in May 2010. The DPD is likely to be the subject of public examination in October 2010. At present the DPD only has limited weight as a material consideration in deciding planning applications and it is not yet appropriate to list the relevant policies in Committee reports. However, the DPD will gather increasing weight as it moves further towards Adoption.

(4) The London Plan: Consultation draft replacement plan, October 2009. This document, which will eventually replace the existing consolidated version of the London Plan, has been published for public consultation until 12 January 2010. A public Examination is likely to be held in Summer/Autumn 2010. Although the draft replacement plan will not supersede the existing London Plan until after it has been formally adopted, the draft plan will be a material consideration that should be taken into account in deciding planning applications and will gather increasing weight the further into the replacement process.

In the event that there are discrepancies between the adopted CPS, DPD and Replacement London Plan, legal guidance indicates that the latest adopted document prevails.

Also a material consideration in determining planning applications are:

(a) National Planning Guidance in the form of Planning Policy Statements and Planning Policy Guidance / Documents.

(b) Adopted London Borough of Sutton Supplementary Planning Guidance/Documents.

National Planning Guidance:

- Planning Policy Statement 1 'Delivering Sustainable Development'
- Planning Policy Guidance Note 13 'Transport'
- Planning Policy Guidance Note 24 'Planning and Noise'

The London Plan:

- 3C.23 - Parking strategy
- 4B.1 - Design principles for a compact city
- 4B.3 - Enhancing the quality of the public realm
- 4B.8 - Respect local context and communities

The Sutton Unitary Development Plan:

- BE4 - Building relationships
- BE5 - Daylight and sunlight
- BE6 - Design of the Public Realm
- BE8 – Designing for Safety & Security
- BE9 - Access for Disabled People
- BE12 - Landscape provision in new development
- BE17 - Private amenity space
- BE18 – Privacy
- HSG1 - Environmental impact
- TCS5 - Secondary Shopping Frontage
- TCS7 – Food and Drink (A3) Uses.
- TR12 - Parking provision for new development
- TR13 - New development and On-street parking
- TR28 - Cycle Parking and Storage
- PNR1 – Polluting Development

The Core Planning Strategy:

- BP9 – Enabling Smarter Travel Choices – An Area – Based Approach.
- BP10 – Transport – Strategic and Borough Wide Proposals.
- BP12 - Good Urban Design and Heritage.

Site Development Policies DPD– Proposed Submission

- DM1 – Character and design
- DM2 – Protecting Amenity

- DM3 – Enhancing the Street Scene and Public Realm
- DM12 – Noise and Vibration
- DM19 – Promoting Sustainable transport and accessibility
- DM20 – Assessing the transport impact of new development
- DM21 – New development and the Highway Network
- DM22 – Parking
- DM37 – Shopping Frontages in Town Centres

Supplementary Planning Guidance/Documents

- SPD5 – Planning Obligations
- SPD 14 - Creating Locally Distinctive Places

5.0 **PLANNING CONSIDERATIONS**

5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Principle of Use**
- **Design Quality**
- **Impact on Neighbours**
- **Layout**
- **Traffic & Parking**
- **Planning Obligations**

5.2 **Principle of Use:**

5.3 Policy TCS7 of the UDP states that proposals for Class A3 uses will be favourably considered if they do not lead to an over-concentration of such uses and they do not adversely affect the amenity of nearby residents by virtue of noise, litter, fumes, traffic or parking arrangements. It is important to note that alterations to the Use Class Order in 2005 after the adoption of policy TCS7 means that uses previously designated as Class A3 are re-categorised as Class A3, A4 and A5. Therefore, policy TCS7 is now assumed to refer to Class A3, A4 and A5 of the Use Class (Amendment) Order 2005 as all of these individual Use Classes formed part of Class A3 prior to 2005. In particular, policy TCS5 of the UDP states that the Council will permit a diversity of uses within identified Secondary Shopping Frontages in Town Centres. These policies are reinforced by policy DM37 of the Site Development Policies DPD – Proposed Submission which states that within identified secondary shopping frontages the Council will permit a diversity of uses provided that the proposed use is compatible with the shopping frontage, would not lead to an overconcentration of uses so as to create a break in the retail frontage, would not harm the vitality and viability of the frontage and would retain an appearance which is compatible with adjoining shop units.

5.4 The amplification to policy TCS5 of the Sutton UDP states that “an overconcentration of non-retail units is likely to result where the proportion of Class A1 retail shops falls below a 65% threshold limit of the Centre as a whole, or where the proposal leads to a clustering of more than 3 adjoining non-A1 uses within the street frontage where the change of use is proposed.”

It is considered that a further A5 use within Regent Parade would not result in an over concentration of such uses. There are two A3 or A5 uses existing within Regent Parade which comprise a Fish, Chips and Kebab takeaway and an Indian Restaurant which equate to approximately 8% of the total number of units in the whole frontage. Given that a number of the commercial units along the parade have been amalgamated to form double or triple shop frontages, there are 26 shop frontages but only 15 commercial properties. The existing A3 and A5 uses comprise single shop frontages. The proposed change of use would result in four A3 and A5 uses situated within the parade which represents 15.4% of the total number of frontages. However, the proposal would not result in more than 3 adjoining non-A1 uses within the street frontage and it is considered that the proposal would not result in an over intensification of food and drink uses within the parade.

5.5 Furthermore, the proposal would attract customers during the day and contribute towards the vitality and viability of the evening economy.

5.6 Whilst the principle of the change of use proposed is considered acceptable in land use terms, this is subject to the consideration of all other policy advice and material considerations including any impact on neighbours, car parking and pedestrian and highway safety.

5.7 **Design Quality:**

5.8 Design policies BE1 of the UDP and BP12 of the Core Planning Strategy are both complemented by SPD 14: Urban Design which requires development to respect or reinforce the character and identity of the area and avoid developments which do not integrate well into the surroundings. This policy and guidance seeks to ensure that new development positively contributes to the existing townscape, in terms of mass, impact and height, building form, materials, style and landscaping.

5.9 The external alterations proposed include changes to the frontage to re-locate the front entrance door from one side of the shopfront to the opposite side and alterations to the glazing proportions to the shopfront. The re-location of the front entrance and the resultant changes to the shop frontage are considered acceptable in design terms. The other external alterations relate to the proposed installation of a full height kitchen extract duct, fresh air intake and air conditioning/cold room compressors to the rear of the site. These alterations would not be clearly visible from any public views and are considered acceptable in design terms given that there are already other full height kitchen extract ducts and plant found at the rear on other premises in Regent Parade. In addition, to minimise the visual impact of the kitchen extract duct, a condition is included that requires the extract duct to be painted black.

5.10 For the reasons given above, it is considered that the external alterations proposed are acceptable in design terms and would not detract from the character and appearance of the area in accordance with relevant development plan policies.

5.11 **Impact on Neighbours:**

5.12 Policies TSC5 and TSC7 seek to ensure that café/restaurant and take-away uses do not adversely impact on the amenities of nearby residents by virtue of increased noise, litter, fumes, traffic or parking arrangements.

5.13 It is considered that the proposal would not result in harm to nearby residents and businesses by way of increased noise, fumes, litter and disturbance from the use of the building itself, noting that this is not a premises where the public will be present longer than the waiting time associated with ordering and collecting food to take away. There will be some additional noise from the movements of delivery mopeds to and from the premises but the applicants maintain that the mopeds will use lawful parking spaces on Brighton Road so any additional noise will be concentrated on the main road. Given that this is a town centre location, it is considered that no demonstrable harm would be caused to neighbouring occupiers through additional noise and disturbance from trips to and from the premises by staff or customers. The Trips and Parking Technical Note states that the available on street parking is sufficient to accommodate all vehicle parking associated with the proposed take away use. Given the additional information submitted, and noting that the existing use would have generated a significant amount of vehicle movements, it is considered that no harm would be caused to neighbouring occupiers through the vehicle movements associated with the proposed use.

5.14 The Environmental Health Officer has not raised concern in relation to the details of the noise outputs submitted in relation to the kitchen extract duct subject to conditions. Conditions are included to control noise from the air conditioning unit, compressor and extract duct and control of odour from the extract duct. In addition, a condition is included that requires sound insulation between floors. The proposed full height kitchen extract duct would run adjacent to the windows of the residential flats above the commercial unit and would project approximately 0.6m from the rear elevation of the building. However, it is considered that although there would be some impact on the outlook from these residential properties due to the projection of the extract duct, this would not be to the degree that a reason for refusal could be sustained on grounds of loss of outlook. It is also noted that there are examples of other full height kitchen extract ducts in the locality that have a similar relationship with adjoining windows.

5.15 To ensure that the amenity of neighbours is protected a condition is included to control the hours of opening and ensure that satisfactory refuse/recycling storage is provided. The amended drawings submitted provide for the location of the refuse/recycling storage, however, further details are required in relation to the type and size of storage.

5.16 For the reasons given above it is considered that the proposal would not cause harm to neighbouring amenity in accordance with policies TSC5 and TSC7 of the Sutton UDP.

5.17 **Layout:**

5.18 The plans indicate that access for disabled persons is provided and an informative is recommended informing the applicant of the requirements of the Disability Discrimination Act (DDA).

5.19 **Traffic & Parking:**

5.20 Policy TR12 states that the Council will generally require that provision is made for off-street parking of motor vehicles in proposals for new development in accordance with the council's car parking standards. Policy TR13 states that planning permission will not be granted for development likely to result in an increase in on-street parking, where it would adversely affect traffic flows, bus movement, road safety, the amenities of local residents or the local environment.

5.21 The Council's Senior Highways Engineer has not raised objection to the proposal on the basis of the information submitted with this application. A Trips and Parking Technical Note was submitted by the applicant which relates to the availability of parking in the vicinity of the site and provides details on the likely traffic generation. The report confirms that 6 mopeds would be used by the takeaway use and there would be enough room in one parking space to accommodate all 6 mopeds serving the site. The Senior Highways Engineer considers that this report addresses the concerns raised previously with application 2009/61903/FUL and raises no objection for this reason. A condition is included requiring further details of the proposals location of moped store when they are not in use. In addition, the applicant has confirmed that there would likely be three service vehicles visiting the site a week and deliveries would be made to the rear of the site.

5.22 The Trips and Parking Technical Note states that a maximum of eight staff are expected to be on site at any one time and those who do not use their vehicle for making deliveries will be encouraged to use other means of transport to travel to work. The Trips and Parking Technical Note also states that the takeaway will be at its busiest in the evening and it is predicted that at these times that there would be demand for 6 car parking spaces from visitors to the site along with the 6 mopeds returning from deliveries and there is capacity for these additional vehicles to park in the vicinity of the premises.

5.23 The report continues that "the available on-street parking has enough capacity for the predicted vehicles generated by Domino's Pizza" and "during the period of parking restrictions, delivery drivers will be provided with parking permits." In addition, the report states that "In the unlikely event of there being a shortage of available on street parking at any time, there is a multi-storey public car park located approximately 120 metres south of the site on Brighton Road." The submitted evidence demonstrates that there are sufficient on street parking spaces to accommodate the expected demand for customer parking and mopeds in association with the proposed takeaway use and, on this basis, the Senior Highways Engineer has not raised objection to the proposal, and the proposal would not result in harm to highway and pedestrian safety.

5.24 Policy TR28 requires that new developments provide cycle parking in accordance with the Council's Cycle Parking Standards but no details of cycle storage for staff have been included. However, a condition is included requiring further details of where cycles will be stored.

5.25 Therefore, it is considered that the proposal would be in accordance with policies TR12 and TR13 of the Sutton UDP.

5.26 **Planning Obligations**

5.27 Policy IMP1 and Circular 05/2005 states that, where necessary, the Council can seek planning obligations from developers to provide community benefits necessary to facilitate implementation of an acceptable development scheme. In March 2007, the Council adopted Supplementary Planning Document No.5 – Planning Obligations, which sets out the basis on which the Council will seek contributions from appropriate development proposals in order to facilitate improvements and benefits to the community and to the local environment.

5.28 The Senior Highways Engineer has requested that a contribution of £1125 be provided toward sustainable transport improvements. It is considered that there is already good public transport facilities within the vicinity and the proposed use would not cause a significantly greater impact on the local infrastructure compared to the existing use as a video store. As such, it is considered unreasonable to expect the applicant to provide such a contribution.

6.0 CONCLUSION AND RECOMMENDATION

6.1 Given the mix of uses within the area it is considered that the principle of providing an A5 use within this location would not lead to an over concentration of similar uses. The external alterations proposed are considered to be of an acceptable design and the amenity of neighbours would not be affected by the proposal.

6.2 The additional information provided with this application (Trips and Parking Technical Note) demonstrates that there would be sufficient on street vehicle parking to meet the needs of the proposed use and, on this basis, the Council's Senior Highways Engineer has not raised any objection. The proposal would not result in harm to pedestrian and highway safety.

6.3 It is recommended that planning permission should be granted.

Background Papers: B2010/62551/FUL

Drawings and other documents can be viewed on line –

1) Go to page: http://82.43.4.135/FASTWEB/welcome.asp
2) Enter Planning Application Number: **B2010/62551**
3) Click on Search and View Current Applications
4) Click on View Plans & Documents

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B2010/62551/FUL

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

12-13 Regent Parade BRIGHTON ROAD Sutton SM2 5BQ

Use of premises for purposes falling within Class A5 (Hot Food Takeaways) of The Town and Country Planning (Use Classes) Order 2005 (As Amended), provision of an extract duct, air conditioner/compressor unit and fresh air intake at rear and installation of a new shopfront.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) No development shall take place until there has been submitted to and approved by the Local Planning Authority a detailed refuse and recycling storage scheme. The development must thereafter be carried out in accordance with the approved details and shall be provided prior to the occupation of the development and thereafter retained.

Reason: To ensure that this necessary facility is provided in a manner that does not adversely affect the amenities of nearby premises.

(3) Noise from the plant including the kitchen extraction system shall not exceed a noise level (measured as an LAeq(5 minutes)) 5dB below the background noise level (measured as LA90(5 minutes)) at a distance of 0.5 metres from nearby noise sensitive windows. Alternatively, the noise from the extract duct system shall not exceed 35dB LAeq(5 minutes) at 0.5 metres from nearby noise sensitive windows.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises.

(4) The development hereby permitted shall not commence until full details of the proposed extraction system have been submitted to and approved in writing by the Local Planning Authority. The submission shall include details of:

(i) The extract fan, silencers, anti-vibration mounts, high velocity cowl, correctly sized carbon filter and any other items of plant;
(ii) A maintenance schedule;
(iii) The velocity of air flowing through the cooker hood, the carbon filters, and at the duct termination;
(iv) The retention time of gases in the carbon filters;
(v) Correctly designed silencers.

Before commencement of the approved ground floor uses, the approved extraction system shall be installed on site in accordance with the approved details and shall be retained and maintained thereafter. Any variations thereafter shall be agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises.

(5) The development hereby permitted shall not be open for customers outside the following hours:-
09.00 - 23.00 Mondays to Saturdays
10.00 - 23.00 Sundays and Bank and Public Holidays.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises.

(6) The kitchen extract duct (flue) hereby approved shall be painted black and thereafter maintained in this manner.

Reason: To safeguard the visual amenities of the area.

(7) Provide a scheme to be submitted and approved by the Council, detailing additional sound reduction measures, 5dB above those required by the Building Regulations, to be installed to the floor/ceiling construction to ensure that airborne and impact sound is not transmitted through the structure. The approved details shall be implemented, and thereafter be permanently maintained.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises.

(8) The development shall not be occupied until space has been laid out within the site in accordance with the details to be submitted to and approved in writing by the Local Planning Authority to provide secure storage for 6 mopeds. The approved details shall be implemented, and thereafter be permanently maintained.

Reason: PPG 13 sustainability objectives - To encourage access by non-car modes and facilitate integration between sustainable forms of transport

(9) No development shall take place until there has been submitted to and approved by the Local Planning Authority a detailed scheme for the storage of bicycles. The development must thereafter be carried out in accordance with the approved details and shall be provided prior to the occupation of the development and thereafter retained.

Reason: PPG 13 sustainability objectives - To encourage access by non-car modes and facilitate integration between sustainable forms of transport

INFORMATIVES.

(1) The drawing no(s). relating to this decision is/are LBS1, LBS2, 4551-BP08 Rev A, C4551-A5-01, C4551-A5-02, C4551-A5-03, Documents titled Design and Access Statement, Dominos Concept, Trips and Parking Technical Note and Standard Specification for Ventilation and Air Conditioning System.

(2) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-6200.

(3) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(4) Attention is drawn to the need to comply with the Disability Discrimination Act. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Disability Discrimination Act.