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Our ref: 2015/1808
Date: 23 June 2015

Town and Country Planning Act 1990

PERMISSION FOR DEVELOPMENT

The Council, in pursuance of its planning powers, hereby permits the development referred to in the schedule below in accordance with the plans submitted and subject to the conditions set out therein.

Your attention is drawn to the General Information and to the Statement of Applicant's Rights enclosed.

SCHEDULE

APPLICATION NUMBER: 2015/1808
LOCATION: 96 Mitcham Road SW17 9NG
DESCRIPTION: Change of use from shop (Use Class A2) to restaurant (Use Class A3).
DRAWING NOS: MTCHRD-E101;MTCHRD-E102;MTCHRD-P101

CONDITIONS AND REASON:

- 1 This development shall be begun within 3 years from the date of this permission.
To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development shall be carried out in accordance with the approved drawings and specifications, unless approved otherwise in writing by the local planning authority.
To ensure a satisfactory standard of development, and to allow the local planning authority to review any potential changes to the scheme.
- 3 Details of noise insulation measures to provide effective resistance to the

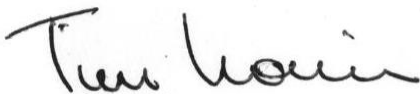
transmission of airborne and impact sound between the ground floor unit and residential flat above shall be submitted to and approved by the local planning authority. The approved measures shall be completed prior to the commencement of the use/occupation of the premises.

To safeguard the amenities of adjoining occupiers, in accordance with Council policy DMS1.

- 4 The premises shall not be open to customers other than between the hours of 1300 and 2300 and at no other times.
To safeguard the amenities of the neighbourhood, in accordance with Council policy DMS1.
- 5 Details of arrangements for the storage of refuse shall be submitted to and approved by the local planning authority before the development/use begins. The works shall be carried out before the permitted use starts.
In the interests of amenity and hygiene, in accordance with Council policy DMS1.
- 6 No cooking or preparation of food or raw ingredients using open/naked flames shall be undertaken on the premises unless otherwise agreed by the local planning authority.
As no extract equipment is proposed in this application and in the interest of neighbour amenity and the amenity of the area, in accordance with Council policy DMS1.

INFORMATIVE: The applicant/future occupier should not assume that planning permission for kitchen extract equipment would be forthcoming on the basis that permission for A3 use has been granted, as such equipment would need to demonstrate that it can be designed and located to be acceptable in terms of the impact on residential amenity and its appearance in the streetscene.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive manner and the Council has, as far as practicable, sought solutions to problems arising in relation to dealing with the planning application. We have made available detailed advice in the form of our statutory policies in the Local Plan consisting of the Core Strategy, Development Management Policies Document, Supplementary Planning Documents and where appropriate the Site Specific Allocations Document as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the processing of the application.



Tim Cronin,
Assistant Director (Planning and Development)

WANDSWORTH BOROUGH COUNCIL
HOUSING AND COMMUNITY SERVICES DEPARTMENT

GENERAL INFORMATION
TOWN AND COUNTRY PLANNING ACT 1990

This decision does not convey any approval, consent, permission or licence under any other Acts, or Bye-Laws, Orders or Regulations and nothing in this decision shall be regarded as compliance with or approval, consent, permission or licence under other legislation.

You must ensure that your proposal complies with the Building Regulations. You can obtain advice from Building Control, between 09:00 and 13:00 Monday to Friday at the Town Hall Extension, Wandsworth High Street, SW18 2PU and via telephone on no. 020 8871 7620.

You are also reminded that the Council's permission does not modify or affect any personal or restrictive covenants easements, etc., applying to or affecting the land or the rights of any persons (including the Council) entitled to the benefits of them. If you are unsure whether there are relevant restrictions which might stop the building of extensions, alterations to the property or changing the use (even if you have a planning permission) you should consult a suitably qualified professional advisor.

If the proposed development requires changes to, or new street name or numbers you should contact the Council's Street Name and Numbering Section at the earliest opportunity (Tel No. 020 8871 7520).

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

- If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.