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32 The Market, Wrythe Lane  
CARSHALTON  
SM5 1AG

DM2018/01523

## 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

15 The Market Wrythe Lane CARSHALTON SM5 1AG

Proposed change of use from retail (Class A1) to a community centre (Class D1) incorporating educational and religious/cultural use

### 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) The development hereby permitted shall be carried out in accordance with the following documents: PL-01, PL-02, PL-03, PL-04, Cover Letter, Noise Management Plan, Transport Assessment and email dated 26 February 2019.

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

(3) Prior to occupation of the development a scheme detailing sound transmission reduction measures to be installed between the ground floor use and the first floor flat shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to provide at least DNTw+Ctr 50dB. The approved details shall be installed prior to the development being occupied and retained thereafter.

Reason: To protect the amenity of the neighbouring occupiers in accordance with Policy 29 of the Sutton Local Plan.

(4) The site and building works required to implement the development shall be only carried out between the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 13.00 on Saturdays and not at all on Bank Holidays and Sundays.

Reason: To protect the amenity of neighbouring occupiers in accordance with Policy 29 of the Sutton Local Plan.

(5) The development hereby approved, shall be restricted to and limited to use for a religious and community centre; and shall not be used for any other Class F.2 use as specified by the Town and Country Planning (Use Classes) Order 1987 (as amended) or benefit from any permitted change within Part 3 of Schedule 2 of Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or revoking and re-enacting that Order), without the prior written approval of the Local Planning Authority.

Reason: To enable the Council to have control of any future development on the site as an uncontrolled F.2 use could potentially cause harm to the amenity of neighbouring occupiers and public highway and parking in accordance with policies 29, 36 and 37 of the Sutton Local Plan.

(6) The religious and community centre hereby approved shall not be occupied by more than 15 persons during prayers. A register shall be maintained of the number of persons present in the building, which shall be made available to the local planning authority on request.

Reason: To ensure that the number of attendees does not result in unreasonable noise and disturbance to the neighbouring occupiers, and to ensure the number of trips to the site does not escalate above what has been considered by the Local Planning Authority to the detriment of the safe and efficient operation of the public highway in accordance with policies 29, 26 and 37 of the Sutton Local Plan.

(7) No electrical amplification equipment shall be used in the premises at any time.

Reason: To protect the amenity of the neighbouring occupiers in accordance with Policy 29 of the Sutton Local Plan.

(8) The use of the building hereby permitted shall not take place outside of the hours of 10:00 hours to 22:00 hours.

Reason: To protect the amenity of the neighbouring occupiers in accordance with Policy 29 of the Sutton Local Plan.

(9) Prior to occupation of the development hereby approved, details of secure bicycle storage for 1 bicycle shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to occupier and shall be retained thereafter for the lifetime of the development.

Reason: To ensure compliance with policy 6.9 of the London Plan 2016.

(10) Prior to the occupation of the development, details of the car parking arrangement shall be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented prior to the occupation of the development and shall be retained thereafter for the lifetime of the development.

Reason: To ensure compliance with policy 37 of the Sutton Local Plan.

(11) No cooking of food or meals shall take place on site at any time whatsoever.

Reason: To ensure the amenity of the neighbouring residential occupiers in accordance with policy 29 of the Sutton Local Plan.

(12) Prior to the occupation of the development, the details contained in the approved documents Surrey Mulsim Centre Lock Down Procedure, Surrey Mulsim Centre CCTV policy and email dated the 10 March 2021 will be implemented prior to occupation and retained thereafter for the lifetime of the development.

Reason: To ensure the safety of future occupiers in accordance with policy 28 of the Sutton Local Plan and policy D11 of the London Plan.

#### INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2016 and the Sutton Local Plan 2018. 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.

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