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Mr. Christopher Sampson MRTPI

DM2020/02143

Kember Loudon Williams

Ridgers Barn

Bunny Lane

Eridge, Tunbridge Wells

TN3 9HA

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

Seaton House School
61A Banstead Road South
Sutton
SM2 5LH

Application to vary condition 11 (the D2 use shall be restricted to and limited to use as a bowles clubhouse and shall not be used for any other class D2 use) of planning permission Ref: B2016/73421/FUL for the 'Erection of a clubhouse for Carshalton Beeches Bowling Club' to allow for the use to include educational purposes and associated ancillary facilities by Seaton House Preparatory School..

SECOND SCHEDULE

- (1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1/1250 location plan and 060316B/RFD/CJD.

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

- (2) Prior to the first occupation of the development a sound insulation scheme detailing the measures to control noise and vibration from the access roads to the existing buildings shall be submitted and approved in writing by the local planning authority. The approved scheme shall be capable of achieving no increase in the background noise level (L90t 5min) when measured at the boundary of the nearest affected noise sensitive property. The scheme shall

be installed prior to first occupation of the development and shall be retained unless otherwise agreed with the local planning authority.

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

- (3) Prior to first occupation noise from the kitchen extract system, shall be assessed and rated in accordance with BS4142:2014. The rated noise level shall not exceed a noise level 5dB below the background noise level at nearby noise sensitive windows. Alternatively, the noise from the kitchen extract duct system shall not exceed 35 dBLAeq (5 minutes) at nearby noise sensitive windows. Prior to first occupation evidence of the assessment shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of the neighbouring occupiers in accordance with Policy 29 of the Sutton Local Plan 2018

- (4) The Clubhouse hereby permitted shall not be used outside the following times: 09:00 hours to 23:00 hours Monday to Friday; 09:00 hours to 21:00 hours Saturdays, Sundays and Bank Holidays.

Reason: To protect the amenity of the neighbouring occupiers in accordance with policy 29 of the Sutton Local Plan 2018.

- (5) Prior to occupation of the development, 'as-built' BRUKL outputs prepared under the Simplified Building Energy Model (SBEM) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing.

Reason: To comply with policy 31 of the Sutton Local Plan 2018.

- (6) Prior to first use of the building, written confirmation that the approved site drainage and flood risk management measures, including SUDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence must be provided to show that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall. All the measures implemented shall be retained for as long as the development is in existence.

Reason: To comply with Policy 32 of the Sutton Local Plan 2018.

- (7) The F1 (a) use hereby approved, shall be restricted to and limited to associated ancillary facilities for Seaton House Preparatory School and shall not be used for any other Class 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 ensure the proposed development does not benefit from permitted changes of use within Class F1 (a) which could adversely impact on the amenity of neighbouring occupiers.

- (8) Prior to first occupation details of the extract ventilation system and odour control equipment for the commercial kitchen, including all details of external ducting, must be submitted to the Local Planning Authority for approval. The approved equipment shall be installed prior to the commencement of the kitchen use and shall thereafter be operated at all times during the operating hours of the kitchen use and maintained in accordance with the manufacturer's instructions.

Reason: To protect the amenity of the neighbouring occupiers.

(2)

Reason: To accord with policy 32 of the Sutton Local Plan 2018

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) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission
- (3) 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 8770-5070.
- (4) The applicant was provided with pre application advice. As the submitted application accorded with that advice and complied with the relevant policies Sutton Council has accordingly granted planning permission.

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