

Agenda Item 08

**Supplementary Information
 Planning Committee on 18 October,
 2017**

Case No. 17/2540

Location 97-101 Willesden Lane, Kilburn, London, NW6 7SD
 Description Change of use of the function room within the public house (Use Class A4) to a kitchen and chip shop takeaway (Use Class A5), internal alterations and refurbishment works, new kitchen ventilation/extraction system, alterations to the existing decking area to the front of the building and formation of a new door opening to the rear of the building (description amended 30/06/2017)

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Following publication of the Planning Committee report, 1 additional letter of representation was received raising the following points:

Representation	Response
Serving food would be of benefit to the pub but have concerns with regards a fish and chip take away.	The existing site is a pub and the proposed change of use of the function room to a take away is not considered to generate excessive noise or disturbance when considering the location and surrounding properties. As with all uses any excessive noise and disturbance would be covered through Environmental Health legislation. The planning permission would relate to a use rather than an operator and as such an assessment must be made on the basis that this is a take away. The end use could be a fish and chip shop but could also be a different type of take away.
Use of the pub and concerns over noise and rubbish. These elements could not be controlled through items such as a fixed penalty notice.	Appropriate management of the site would prevent any excessive littering within the area. As referenced in the main body of the report, elements such as noise and the dropping litter off site would be covered through legislation outside of the control of planning.
Issues concerning the height of the parapet	This has been clarified and the agent has confirmed that the parapet is not being altered. They have advised that there was an error on the kitchen plans. These plans are in the process of being amended. In the event that a revised plan is not received, it is recommended that a condition is included stating that the parapet shall not be altered. This is detailed below. The submitted section (2093-07B) is correct and this shows that the plant would be screened behind the parapet.
Condition to restrict opening hours has not been	This was an error and should have been shown.

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shown	It is stated below:
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The following conditions to be included as recommended above:

The premises shall not be used by any take away customers except between the hours of:-

08.00 hours and 23.00 hours

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties

The development shall accord with submitted section drawing 2093-07B which shows no changes to the existing parapet.

Reason: To ensure the proposal is acceptable in terms of design and amenity.

Recommendation: Remains approval subject to the conditions set out in the Committee Report and detailed above.

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