

Young & Co.'s Brewery PLC

Mr Niall Hanrahan
Planning Potential Ltd.
MAGDALEN HOUSE
148 TOOLEY STREET
LONDON
SE1 2TU

Gilian Macinnes
Executive Head of Planning Development

Case Officer: Dylan Campbell
Tel. No: 01483523218
Email: Dylan.Campbell@waverley.gov.uk

24 February 2023

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2022/02935

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 18/11/2022 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

NOTE: The effect of the Section 91 of the Town and Country Planning Act 1990 (as amended) is that the development for which permission is hereby granted shall be begun not later than the expiration of three years beginning with the date of this permission.

FIRST SCHEDULE

Change of use from bank (Use Class E) to mixed use restaurant, bar and 9 room hotel (Sui Generis); alterations to elevations and creation of roof terrace following removal of rooflights; installation of plant and machinery.

75 CASTLE STREET
FARNHAM
GU9 7LT.

SECOND SCHEDULE

1. Condition:
The plan numbers to which this permission relates are:

4156/18/* - Proposed Ground Floor Rooflight Detail
5156/05/J – Proposed Basement
5156/06/R – Proposed Ground Floor
5156/07/K – Proposed First Floor
5156/08/B – Proposed Roof Level
5156/25/A – Proposed External Elevations
EC.M-00 – Basement Mechanical Layout
EC.M-01 – Ground Mechanical Layout
EC.M-02 Rev A – First Floor Mechanical Layout
EC.M-03 Rev A – Roof Mechanical Layout

EC.M-04 Rev A - Mechanical External Plant Elevations

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

2. Condition:

No deliveries or collections, including the depositing into or emptying of the bin store, shall be taken at or despatched from the site outside the hours of 7:00 - 22:00 nor at any time on Sundays, Bank or Public Holidays.

Reason:

In the interest of protecting the amenity neighbours in accordance with Policy TD1 of the Local Plan Part 1 2018, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition:

The roof terrace hereby permitted shall not be used outside the hours of 08:00 to 22:00 Monday to Sunday.

Reason:

In the interest of protecting the amenity neighbours in accordance with Policy TD1 of the Local Plan Part 1 2018, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition:

The development shall not be brought into use until the obscure glass screen at a total height of 2m above the roof terrace finished floor level has been installed on the northwest parapet wall boundary in accordance with drawing number 5156/25/A (Proposed External Elevation). The obscure glass screen shall be retained in accordance with these details thereafter.

Reason:

To prevent overlooking and noise and disturbance in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

5. Condition:

No amplified or other music shall be installed or operated on the roof terrace herein approved or other outdoor areas at any time.

Reason:

In the interest of protecting the amenity neighbours in accordance with Policy TD1 of the Local Plan Part 1 2018, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

6. Condition:

No part of the building shall be brought into use until all fixed plant and machinery herein approved has been enclosed and/or attenuated in accordance with the Plant Noise Assessment Ref: 11637.RP02.PNA.0 (Dated 4 April 2022) and drawing numbers 5156/25/A (Proposed External Elevations), EC.M-00 – (Basement Mechanical Layout), EC.M-01 Rev A (Ground Mechanical Layout), EC.M-02 Rev A (First Floor Mechanical Layout), EC.M-03 Rev A (Roof Mechanical Layout) and EC.M-04 Rev A (Mechanical External Plant Elevations) so

that the rating level of noise emitted is 10dB LAeq compared to the background sound level, when measured according to British Standard BS4142:2019 (or as updated) at any adjoining or nearby noise sensitive premises. Thereafter all equipment installed as part of the approved scheme shall be operated and maintained to this rating level of noise emitted.

Reason:

In the interest of protecting the amenity neighbours in accordance with Policy TD1 of the Local Plan Part 1 2018, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

7. Condition:

All fixed plant, machinery and equipment (including fans, filters, ducting and external openings) associated with the extraction system shall be installed in accordance with the submitted Proposed Kitchen Extraction & Odour Control Statement (Rev 1) document and Plant Noise Assessment Ref 11637.RP02.PNA.0 (Dated 4 April 2022) to mitigate noise and odour. Prior to the fixed plant, machinery and equipment being brought into use anti-vibration mounts shall be installed to prevent vibration transfer to the adjoining structure. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with the approved scheme and the manufacturer's instructions.

Reason:

In the interest of the protection of neighbouring amenity of the area in accordance with Policy retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2021.

8. Condition:

The development hereby approved shall not be first open for trading unless and until the secure, covered facilities for the parking of bicycles have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking facilities shall be retained and maintained for their designated purpose.

Reason:

In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021, and in accordance with Policy ST1 of the Local Plan 2018.

Yours faithfully



Gilian Macinnes
Executive Head of Planning Development

Informatives:

1. The applicant should also be reminded that the granting of any permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service on 01483 523393.
2. Best Practice Measures (as detailed in the Council's Construction Code of Practice for Small Developments in Waverley) shall be employed to minimise the emission of dust during the demolition and construction phases.
3. The burning of any materials on site during the demolition and construction phases shall be prohibited to protect the air quality for the existing receptors and the nearby Air Quality Management Area.
4. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework 2021.

No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.

Most building work requires building regulations approval, which is a separate process to Planning. Our Building Control Team at Waverley are happy to confirm if the work requires a building control application. The building control pages on our website provide lots of useful information about our service. This includes information about the types of projects that come under Building Control, what type of application you should make and frequently asked questions about this process. Please make sure you have checked to see if you need building regulations approval and have applied prior to starting your project.

WA/2022/02935