



Town Planning

Civic Centre, Stockwell Close, Bromley BR1 3UH

Telephone: 020-8464 3333

Direct Line:

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DX5727 Bromley

Tragus Holdings
C/o Cliff Walsingham And Company
FAO Natalie Strood
Bourne House
Cores End Road
Bourne End
Bucks, SL8 5AR

3 /10th May 2007
Application No : DC/06/03751/FULL1
Date : 25th May 2007

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

NOTIFICATION OF GRANT OF PLANNING PERMISSION

Take notice that the Council of the London Borough of Bromley, in exercise of its powers as local planning authority under the above Act, has **GRANTED** planning permission for the development, referred to in your application received on
17th October 2006.

at : Queens Gardens Kentish Way Bromley

Proposal: Enclosed and gated timber decked area to side of colonnade for use by customers of Abbaye wine bar/restaurant. Decking to contain tables chairs lighting and umbrellas

Subject to the following conditions **and for the reasons set out below:-**

1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

Reason: Section 91, Town and Country Planning Act 1990.

2 Details of a scheme of lighting (including the appearance, siting and technical details of the orientation and screening of the lights and the means of construction and laying out of the cabling) shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced, and the approved scheme shall be implemented before the development hereby permitted is first occupied. Thereafter the approved scheme shall be permanently maintained in an efficient working manner and no further lighting shall be installed on the site without the prior approval in writing by or on behalf of the Local Planning Authority.

Reason: In order to comply with Policy ER10 of the Unitary Development Plan and in the interest of amenity and public safety.

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- 3 The premises shall be used as a restaurant and for no other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
- Reason: In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of nearby residential property.
- 4 Customers shall not be admitted to the premises before 10.00 hours Monday to Saturday and before 12.00 hours on Sunday, and all customers shall have left the premises by 22.00 hours Monday to Saturday and by 21.00 hours on Sunday.
- Reason: In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of nearby residential properties.
- 5 Details of the materials to be used for the decking surface shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.
- Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area
- 6 Details of the method of construction shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced and its development shall be carried out in accordance with the approved details.
- 6 Reason: To ensure the future wellbeing and health of the nearby cedar tree.
- 7 Details of the design and materials to be used for the railings/balustrade shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.
- Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area
- 8 The use hereby granted shall not encroach beyond the area shown on the submitted plans.
- 8 Reason: In order to accord with the terms of the application and to prevent any unauthorised use of this public open space.
- 9 There shall be no outside broadcasting of music or commentary on the premises.
- 9 Reason: In order to protect the amenities of the local residents.
- 10 Summary of reasons for granting planning permission

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The decision to grant planning permission has been taken in accordance with the adopted London Borough of Bromley Unitary Development Plan including the policies set out below, and taking into account all other relevant material planning considerations:

Informative

This is a summary of the main reasons for this decision as required by law. The application has been determined in accordance with the development plan insofar as it is relevant and taking into account all other material planning considerations, including all the representations received. For further details, please see the application report (if the case was reported to Committee), the Unitary Development Plan and associated documents or write to Chief Planner quoting the above application number.

- 10 Policies (UDP)
- BE1 Design of new development
 - BE6 Environment improvements
 - BE11 Conservation areas
 - BE14 Trees in conservation areas
 - G8 Urban Open Space
 - NE7 Development and trees
 - S9 Food and drink premises

Signed:

Smart Macmillan


CHIEF PLANNER

On behalf of the London Borough of Bromley Council
YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

DC/06/03751/FULL1



INVESTOR IN PEOPLE