

From: Carleton James: H&F
Sent: 14 September 2021 11:12
To: Dimitriou Maria: H&F
Cc: White Lisa: H&F
Subject: RE: Planning Status - Flame House - 280 Uxbridge Road London W12 7JA

Hi Maria,

Planning permission (ref.2013/04199/FUL) was granted for the “Change of use of ground floor from shop (Class A1) into a restaurant (Class A3); conversion of first and second floor maisonette into 2 x two bedroom self-contained flats; installation of a new shopfront; erection of a part one, part two, part three storey rear extension at ground, first and second floor levels; formation of refuse storage at ground floor level, roof terraces at first and second floor level, cycle storage at first floor level and extract duct at roof level to the rear elevation; relocation of external steps and erection of an external staircase from ground to first floor level to the rear elevation.”

Relevant conditions maybe as follows;

Condition 8: All external doors to the kitchen shall be fitted with self-closing devices, which shall be maintained in an operational condition and at no time shall any external door nor windows to the kitchen be fixed in an open position.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, smell, steam or other effluent, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

Condition 9:

Neither music nor amplified / loud voices emitted from the development shall be audible at any residential / noise sensitive premises.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013)

Condition 10

No removal of refuse nor bottles/ cans to external bins or areas at the development shall be carried out other than between the hours of 08:00 to 20:00 Monday to Friday and 10:00 to 18:00 on Saturdays and at no time on Sundays and Public/Bank Holidays.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

Condition 11

No deliveries nor collections / loading nor unloading shall occur at the development hereby approved other than between the hours of 08:00 to 20:00 on Monday to Friday, 09:00 to 20:00 on Saturdays and at no time on Sundays and Public / Bank Holidays.

To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

Condition 12

The use of the ground floor restaurant shall not be permitted during the hours of 23:00 and 10:00 on any day.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from activities or people at or leaving the site, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

Condition 16

No organised delivery of food shall take place from the premises using motor vehicles (which includes motorcycles, mopeds and motor scooters).

No provision has been made for the parking of vehicles off-street in connection with a delivery service. In the circumstances any such vehicles would be likely to park on the public highway, which would prejudice the free flow of traffic and public safety in accordance with Policy T1 of the Core Strategy (2011) and policy DM C4 of the Development Management Local Plan (2013).

Condition 17

No live music shall be performed on the premises.

To ensure that neighbouring occupiers are not unduly affected by noise and disturbance, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

Kind regards,

James Carleton

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