

Pack 2, Supplemental Agenda 27 September 2023, Licensing Hearing Zoom 18:30 2023/01105/LAPR 335 North End Road

On the following pages, we outline for the Sub-Committee vital evidence to support our request to protect our residential communities, our rights to residential amenity, and rights to quiet enjoyment of homes in one of the busiest cities in the world, London.

In short: We respectfully request the Sub-Committee to reject the Application outright.

The 2003 Act and its S.182 Guidance doc states the decision of the Licensing Committee must be evidence-based*. This is also reflected in the LBHF Lic Policy 2022-2027, on page 15, at '8 Licensing Committee, '...steps for consideration', point c)

(*From S. 182 Guidance August 2023

"9.43 The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.")

Link to S. 182 Guidance

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1178789/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003_removal_of_minor_variation_relating_to_off_sales.pdf

Tonight, residents are providing the following evidence for the Sub-Committee.

EVIDENCE A – Site visit attempted by a resident

EVIDENCE B – Takeaways; Framework considerations

EVIDENCE C – Recent Licensing Appeal establishes nuisance at the point of delivery; Judge Newman decides:

EVIDENCE D – S. 182 Guidance (Aug 2023), 2003 Licensing Act regarding planning hours and 'earlier' hours when different from licensing hours.

EVIDENCE E – Police-suggested hours are not in line with Framework hours, nor with this addresses' planning hours

CONCLUSION G –

EVIDENCE A– Site visit attempted

I visited Gilass at 335 North End Road on Monday 18 September around 16:15.

The building is part of an entire block of one building. It is commercial at street level and 2 and 3 stories high above which is all residential. So, 1/3 commercial and 2/3 residential along this portion of North End Road.

The Kebab maker on the right told me that he sublets the space, as does the coffee counter lady to the rear of this front room. He also pointed to man who seems to offer something from a table only. The manager would be back later at some point, he said. I told him I was a local resident and that there was a licensing application and that I wanted to just see the place and walk around.

In my observation, this is not a restaurant, it is a takeaway with four small tables and chairs. Even 'cafe' is pushing it.

What might be built, renovated or otherwise, who knows?

I walked to the back through an open door, looking for the ladies toilet. I was immediately stopped by the three people up front, yelling towards me that I could not continue down what was a filthy hallway with mops, buckets, stuff, plants, all sorts. I said I wanted to go downstairs to see the area that I had seen on the Plan submitted with the Licensing Application (the Plan). They said no.

I did see the open area to the further rear–down a few steps, I think–which looked like an open tip, to be honest. This is the area on the proposed Plan submitted with the Licensing Application 2023/01105/LAPR that is supposed to be an outdoor smoking area (but there are flats above, and behind and to the sides–smoke not only kills, it travels, upwards, so a nuisance issue as well as public safety considerations). This is the area that is mentioned in the 4-page attached Planning Permission for refuse to be stored properly (Condition 12 of 1995_1707/FUL).

This Licensing Application

My impression is that this licensing application includes a potential total refurbishment of the ground and basement floors. It is important for the Committee to know

- that existing planning is for use of ONLY the ground floor as a restaurant and explicitly NO takeaway
- that there is no planning permission to use the basement of this building for any commercial use
- Considering the age and lack of any big planning permissions for the basement, one would assume that the plans submitted are merely proposals and that steel beams would need to be put in place etc.
- that there is no planning application submitted so far for all these changes.


In any case, the 335 North End Road today is most definitely not what is shown on the 2-page plan for basement and ground floor, submitted with the licensing application 2023/01105/LAPR.

EVIDENCE B –Hours

Planning Framework hours are stated in TLC5 and TLC6 of the latest Local Plan 2018 as 23:00 and exceptionally sometimes 24:00.

POLICY TLC5 MANAGING THE IMPACT OF FOOD, DRINK AND ENTERTAINMENT USES

Planning permissions for use class A3, A4 and A5 food and drink establishments as well as arts, culture, entertainment and leisure uses will be subject to conditions controlling hours of operation, as follows:

- 
- a. except in predominantly commercial areas, such as parts of town centres – premises shall not be open to customers later than the hour of 23:00; and
 - b. within predominantly commercial areas, such as parts of town centres – premises shall not be open to customers later than the hour of 24:00.

Extended opening may be permitted where:

- the activities would not be likely to cause impact especially on local residents, and that, if there is potential to cause adverse impact, appropriate measures will be put in place to prevent it; and
- there will not be any increase in the cumulative impact from these or similar activities, on an adjacent residential area; and
- there is a high level of public transport accessibility to and from the premises at appropriate times; and
- the activity will not be likely to lead to a demonstrable increase in car parking demand in surrounding residential streets and roads forming part of the Strategic London Road Network or the London Bus Priority Network.

In addition, subject to the location of the proposals, the council will consider the type of activities appropriate to the class A3, A4 and A5 premises, and apply conditions on uses where these are appropriate.

Where a use will impact on local amenity, the council may also set an appropriate start time.

EVIDENCE B –Hours, (continued)

H&F Lic Policy 2022-2027

The longer hours 'suggested' in the H&F Lic Policy 2022-2027 (page 22) of suggested hours (for Takeaways Mon-Thurs hours are missing), appeared only last year when the new Licensing Policy (the Lic Policy) was published in August/Sep 2022.

Residents note that there is nothing to back up these longer hours; no evidence at all. These suggested hours tables are arbitrary and well beyond the Local Plan Framework hours.

To act as a guide for new or existing operators we have set out the suggested closing times for licensed premises below:

Type of premises	Town centres	Mixed use areas	Residential areas
Restaurants and cafes	Fri – Sat 01:30 Mon - Thurs 01:00 Sun – 00:00	Fri – Sat 01:00 Mon - Thurs 00:00 Sun – 23:00	Fri – Sat 23:00 Sun – 22:00
Late night refreshment premises (Takeaways)	Fri – Sat 01:00 Sun – 00:00	Fri – Sat 00:30 Sun – 23:30	Not considered Appropriate

* Note: Above, Mon-Thurs hours are missing for Residential areas as well as for Late night refreshment premises (Takeaways) and Mixed use areas within the H&F Licencing Policy 2022-2027

EVIDENCE B –Takeaways; Framework consideration

POLICY TLC6 BETTING SHOPS, PAWNBROKERS AND PAYDAY LOAN SHOPS AND HOT FOOD TAKEAWAYS

To ensure that shopping areas remain diverse and balanced, the council will seek to manage the concentration of betting shops, pawnbrokers and payday loan shops.

Any proposal for a new betting shop, pawnbroker and payday loan shop will be considered against the provisions of Policy TLC2 and TLC3 and may be granted permission in accordance with the quotas that apply, and where it can be demonstrated that the proposal:

- will not impact adversely on the amenity, character and function of an area;
- will add to the vitality of the existing shopping parade or cluster; and
- will not result in negative cumulative impacts due to an unacceptable concentration of such uses in one area.

When considering proposals for hot food takeaways (class A5), and in addition to the quota policies that will apply, the council will take into account the location and nature of the proposal with regard to the proximity of existing hot food takeaways, its compatibility with surrounding uses and, as applicable, available evidence relating to health impacts.

8.35 Although hot food takeaways provide a service for the community, the council is concerned about the potential health impacts of hot food takeaways, particularly on children and young people. In the case of proposals for class A5 uses (hot food takeaways), consideration will be given to the proximity of schools and similar facilities, the prevalence and clustering of takeaways and relevant evidence relating to potential health impacts arising from the type of use proposed.

EVIDENCE C – Court of Appeal licensing appeal establishes nuisance at the point of delivery; Judge Newman decides:

-risk of noise nuisance at the delivery point

-impossible for Premises Licence Holder to manage delivery drivers once they leave the Premises

-Responsible Authorities are unable to effectively monitor couriers

https://ftbchambers.searswebdevelopment.com/images/uploads/documents/Shoaib_LBC.pdf

IN THE Highbury Corner Magistrates Court
Case No: 2001522020

IN THE MATTER OF AN APPEAL UNDER S.181 & SCHEDULE 5 OF THE LICENSING ACT 2003 AGAINST A DECISION OF THE LICENSING SUB-COMMITTEE OF THE LONDON BOROUGH OF CAMDEN ON 13 AUGUST 2020 IN RESPECT OF PREMISES KNOWN AS KIERA (DELIVERY SERVICE), 134 CHARING CROSS ROAD, LONDON WC2H 0LA

BETWEEN:

MUHAMMAD SHOAIB
(t/a Kiera (Delivery Service), 134 Charing Cross Road, London WC2H 0LA) _____

-and-
THE LONDON BOROUGH OF CAMDEN

Appellant
Respondent

JUDGMENT OF JULIA NEWTON DISTRICT JUDGE (MAGISTRATES COURTS) FOLLOWING HEARING ON 16 SEPTEMBER 2021

On the next pages we capture the main points from this decision that are specifically relevant to this Gillass Licensing Application.

Relevance of this Court Decision to Gilass Application 2023/01105/LAPR 335 North End Road

- a) Applicant has no control, if it has its own employed Giliss-badged drivers, once they leave the Premises
- b) Applicant has no control over possible self-employed drivers who use Giliss-badged motorbikes/vehicles of any type once they leave the Premises
- c) There is risk of noise and nuisance at the delivery point that Gilass (the Premises) has no control over
- d) Applicant cannot manage risk of noise at the delivery point
- e) Responsible Authorities are unable to effectively monitor Gilass-badged delivery riders (employed or self-employed);
- f) Responsible Authorities are unable to effectively monitor any third party delivery riders such as Deliveroo, UberEats and JustEast–Uber and Just are used by Giliss

Point by Point, quoting Judge Newman:

1 Deliveries outside daytime hours, especially early in the morning and late evening or night, may cause a public nuisance (Judge's point 117)

2 Deliveries after Framework hours of 23:00 are likely to be to residential addresses and there is a risk of noise at the delivery point. (Judge's point 117)

"I accept that deliveries after 23:00 are likely to be to residential addresses and there is a risk of noise at the delivery point. As pointed out, where premises comprise blocks of flats, the **sound of the main doorbell of one flat can be audible in another. Doors opening and closing and conversation at the point of delivery is also capable of disturbing neighbours late at night.**"

3 The late-night delivery service of alcohol is likely to be for immediate consumption. (Judge's point 118. 1st sentence).

"...When a delivery is made, it is not possible to manage the situation..."

4 Persons ordering alcohol for late-night delivery have likely already been drinking (Judge's point 118, second sentence and point 35))

5 Unsupervised drinking in the home in the early hours of the morning can impact others living in the home and neighbours as well as the well-being and health of the person consuming alcohol. (Judge's point 121)

6 Domestic incidents during the early hours exacerbated by intoxication are particularly problematic for police to resolve (Judge's point 123)

7 Increasing the unsupervised availability of alcohol for consumption off-premises increases the risk of crime and disorder. (Judge's point 137)

Point by Point, quoting Judge Newman (continued):

8 In a domestic context, this also exposes children to the risk of harm. (Judge's point 137)

9 Extra pressure is inevitably placed on emergency services (Judge's point 137)

10 It is not realistic to expect a courier, eager for the next job, to wait for a customer to produce ID documents or to establish that the recipient is the same person as the one who placed the original order. (Judge's point 139)

11 It would be a brave delivery person who decided that the recipient was already drunk enough and refused to hand over the alcohol. (point 139)

12 The responsible authorities are unable effectively to monitor couriers in a delivery only model. (Judge's point 140)

Other key points gleaned from this Appeal and its Decision:

- a) Data protection laws now make it impossible for Premises Licence Holders to log personal data, addresses etc about deliveries.
- b) The Premises receives an order number only and the food/alcohol ordered is prepared and bagged and closed; the label has –no full name, no address, no phone number on the label; all this for data protection.
- c) The driver asks for a sealed bag with an order number on it, not a name/address. It is the driver who has the address and contact number only on his device; the Premises holds no such data.
- d) Potential refusals by delivery riders at the point of delivery cannot be logged because the driver only has the address and is not supposed to make a note of the address.
- e) Drivers have no motivation to return to a Premises to report issues such as drunken or potentially underage customers. (Drivers are paid per delivery and rewarded for speed of delivery).
- f) Riders do not see the full name of the person who ordered. Often a first name, a nickname or no name is used.
- g) Due to GDPR laws, drivers may not legally take photos of Identity cards, passports or similar official ID.

EVIDENCE D – S. 182 Guidance (Aug 2023), 2003 Licensing Act, regarding planning hours and 'earlier' hours when different from licensing hours.

1) Planning and building control

"14.64 The statement of licensing policy should indicate that planning permission, building control approval and licensing regimes will be properly separated to avoid duplication and inefficiency. The planning and licensing regimes involve consideration of different (albeit related) matters. Licensing committees are not bound by decisions made by a planning committee, and vice versa. However, as set out in chapter 9, licensing committees and officers should consider discussions with their planning counterparts prior to determination with the aim of agreeing mutually acceptable operating hours and scheme designs

"14.65 There are circumstances when, as a condition of planning permission, a terminal hour has been set for the use of premises for commercial purposes.

*"Where these hours are different to the licensing hours, **the applicant must observe the earlier closing time.***

"Premises operating in breach of their planning permission would be liable to prosecution under planning law. Proper integration should be assured by licensing committees, where appropriate, providing regular reports to the planning committee."

2) Hammersmith & Fulham's Statement of Licensing Policy 2022-2027 states:

"POLICY 13: ALIGNMENT WITH PLANNING (p. 31)

Despite Licensing and Planning being under different legislation, the Licensing Authority will ensure that the licensing regime is in line with the planning regime in Hammersmith & Fulham as far as is possible."

EVIDENCE included here:

- Planning Permission for 'restaurant and cafe' (A3) 1995_01707_FUL, 4 page document (attached, pp 15-18)
- Condition 4: opening times 10:00-23:00 on Sundays and 09:00-23:30 Mon-Sat
- Condition 2: No primary use as takeaway
- Condition 3: No organised delivery from the Premises
- Plan of 2011 for change of use to Mini-cab office for one year; 1 page (attached, p. 18)

EVIDENCE D, CONCLUSION:

The Applicant's opening times are
10:00-23:00 on Sundays and
09:00-23:30 Mon-Sat on planning permission. The Applicant needs to know that these are the hours that must be adhered to.

EVIDENCE E – Police-suggested hours are not in line with Framework hours, nor with this addresses' planning permission hours

Please see page 4 of the Agenda Pack.

EVIDENCE F 1) – Key concern of residents regarding lack of supporting evidence from licensing applicants

Planning aside for a moment, why are we considering a Licence Application before the Premises looks as suggested on the Plans attached to 2023/01105/LAPR?

We have now done extensive research on this point and have found that some neighbouring Councils 'strongly suggest' or even 'expect' in the strongest legal sense of the word as used in the 2003 Act that applicants are 'expected' to have their planning in place before applying for licences under the 2003 Act, to save time, energy, and resource all around.

We have discovered that neighbouring boroughs have this fully in hand and state that they may potentially deem Licensing Applications 'invalid' if the planning permissions are not attached, risk assessments are not attached, thorough statements are not attached regarding the surrounding area to show that the applicant knows his neighbourhood, previous, present and future plans are not attached etc. Clearly a borough would not put this in writing in their own borough Licensing Policy, without the finest licensing legal minds in the land, ie King's Councils signing off on this approach. It gives clarity and save hundreds of hours of Council time and residents' time.

It seems to us that residents are the ones doing the heavy lifting of the back-up research and evidence gathering work for the Sub-Committee to consider at these hearings at this point, at least in Fulham. Other boroughs have found a way for a good majority of such evidence and support materials to be 'expected' by the applicant.

Conclusion - G 1) Why we are requesting the Sub-Committee tonight to reject?

EVIDENCE A– Site visit attempted

EVIDENCE B – Takeaways; Framework considerations

EVIDENCE C– Recent Licensing Appeal establishes nuisance at the point of delivery; Judge Newman decides

EVIDENCE D – S. 182 Guidance (Aug 2023), 2003 Licensing Act regarding terminal hours and 'earlier' hours when different from licensing hours

EVIDENCE E– Police-suggested hours are not in line with Licensing hours, nor with this addresses' planning hours

EVIDENCE F – Key concern of residents regarding lack of supporting evidence from licensing applicants

Conclusion - G 2) Why we are requesting the Sub-Committee tonight to reject?

Fulham Residents' biggest concern

In addition to Premises requesting extended hours at a Premises itself, we are very concerned about the very negative consequences of the burgeoning Delivery Economy on residential amenity.

We have discussed this at length with our Councillors in Walham Green Ward and Lillie Ward. They have told us to specifically voice these very serious concerns of ours to the Sub-Committee tonight at this very hearing.

Therefore, we now would like to let the Sub-Committee know in no uncertain terms that we are very concerned about this part of Fulham becoming a Delivery Economy hub of choice for eventual 24-hour nuisance throughout our residential roads;

- nuisance at the point of pick up
- nuisance at the point of delivery (now defined at Appeal)
- nuisance on every road in Fulham as drivers linger and 'do other business' waiting for orders
- nuisance on every road in Fulham as drivers speed through our neighborhoods

Even just last night (22 Sept) I was awoken by two electric bicycles. Electric bicycles make a rather dull high pitched whooshing sound when nothing else can be heard in those rare moments of London quiet in the small hours.

Interestingly, these electric bicycles entered from Fulham Road into Barclay Road to rat run up to Harwood Road. In other words, they were not delivering here in Barclay Road. I did not hear them return/exit back down Barclay Road towards Fulham Road. Another 'new' nuisance problem.

More nuisance is inevitably associated with more crime and disorder. Increased nuisance is a threat to public safety.

In short: There is no need for this part of Fulham, or any part of residential Fulham to become a Delivery Economy hub late at night, after midnight or even worse, 24/7/365.

Conclusion - G 3) Why we are requesting the Sub-Committee tonight to reject?

Residents have spent at least 500 hours working on this specific application (and last night's application hearing, 26 Sept), making site visits, researching and preparing evidence, liaising with legal advisors, gathering crime stats, collating local information, teaming up to create presentations for tonight's hearing, and explaining the licensing process to scores of concerned residents.

Residents have submitted 17 representations against this Licensing Application, including one from our Walham Green Ward Panel Co-Chair who is the volunteer head of the Met Police's Independent Advisory Group (IAG) for the Met Police's Area West Borough Command.

She wrote: "...There are already issues with anti-social behaviour on North End Road which has markedly increased this year and caused the police to call this area a "hotspot" for anti-social behaviour and disorder. Adding another venue for late alcohol sales will increase this issue"....

"The council have spent a significant amount of money on improving the North End Road, especially on the hard landscaping. This money will be in vain if the council takes the retrograde step of approving cafes, restaurants and fast food places to be opening later, selling alcohol later etc. The North End Road is a semi-commercial, semi-residential road surrounded by residential streets. Licensing [Authority] has to take this blend into consideration."

For information, Ward Panels are MOPAC-sponsored (Mayor's Office for Policing and Crime) community groups who liaise often and directly with our local Safer Neighbourhood Team Met Police (SNT); I am a member of the Walham Green Ward Panel .

We have done all this work in order for the Sub-Committee to take an informed decision based on the evidence required by your own H&F Licensing Policy which is informed by the S. 182 Guidance of the Licensing Act 2003.

Please reject this application

To the Sub-Committee tonight for your careful consideration, thank you from Barclay Road Residents (via our Barclay Road Conservation Area Neighbourhood Watch) and from all residents here present tonight, as well as the thousands of families and individuals for whom we are speaking on behalf of tonight, all of whom proudly call Fulham their home.

██████████ with and for Barclay Road Residents (Barclay Road Conservation Area Neighbourhood Watch)

SR

London Borough of Hammersmith and Fulham
Town Hall, King Street, London W6 9JU
Telephone: 0181-748 3020



Town and Country Planning Act 1990
The Town and Country Planning
(General Development Procedure) Order 1995

Grant of Planning Permission

Applicant: J Ackerman	Application dated: 10.07.95
Agent: Richard Unwin	T.P.Number: 00572/0335/000
Address: 10 Green Fold Manchester M18 8RJ	U.P.R.N: 02526/0335/0/000
	Reg. Number: 95/20/01707

Location and Description

335 North End Road, SW6

Use of the ground floor as a restaurant (Class A3) and installation of fume extraction ducting on the rear elevation.
Drg Nos; 2339/1A (revised 10th May 1996) and letter dated 23rd May 1996

Unless otherwise stated the permission is a planning permission under Part III of the Town and Country Planning Act 1990 only. It must not be taken as implying that any other consent, permission or approval of the Council under any other statutory powers, or in any other capacity, that may be necessary in connection with the development will be given.

Particulars of Decision

Permission Granted
subject to the following conditions and reasons:

- 01 The development hereby permitted must be begun not later than the expiration of one year from the date of the planning permission.
- 01 The normal granting of planning permission valid for a period of 5 years would lead to a number of A3 planning permissions that could be implemented in Fulham Town Hall Centre over a long period of time. This situation is such that it is difficult for the Council to properly consider the acceptability of new A3 planning applications and their cumulative impact on the town centre in terms of increased traffic, parking, noise and disturbance and loss of retailing units. The Council is currently reviewing its adopted Unitary Development Plan policies and supplementary planning guidance applicable to A3 uses in Fulham Town Centre. In order not to prejudice early implementation of the possible outcome of that review, and in order to be able to properly assess the



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cumulative impact of the current proposal, other A3 proposals and unimplemented planning permissions, the Council considers it appropriate to limit the scale of potential change from A1/A2 uses to A3 uses in Fulham Town Centre by restricting implementation of new A3 uses to a period of one year only, until such time as the current policy review has been completed.

- 02 The premises hereby permitted shall not be used primarily for the sale of take-away hot food and any activity of this nature shall be incidental and ancillary to the permitted use for the consumption of food and drink on the premises.
- 02 A general take-away use could give rise to different operating conditions and a different pattern of traffic generation and car parking demand. In these circumstances the Council would wish to have the opportunity of assessing the implications of such a use on the amenities of the area.
- 03 No organised delivery of hot food shall take place from the premises using motor vehicles.
- 03 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.
- 04 No customers shall be on the premises in connection with the use hereby permitted between 23.30 hours Mondays to Fridays inclusive and 09.00 hours the following day, between 23.30 hours on Saturdays and 10.00 hours on Sundays, and between 23.00 hours on Sundays and 09.00 hours on Mondays.
- 04 In order that noise and disturbance which may be caused by customers leaving the premises is confined to those hours when ambient noise levels and general activity are sufficiently similar to that in the surrounding area, thereby ensuring that the use does not cause demonstrable harm to surrounding residents.
- 05 No chairs or tables shall be set out in the open area at the rear of the premises, and this area shall not be used by customers for any purpose in connection with the use hereby permitted.
- 05 To ensure that the use does not give rise to conditions which would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance occasioned by the use of this area.
- 06 Noise from any machinery or equipment operated in connection with the development hereby permitted shall not exceed the hourly background sound level which exists in the absence of such machinery or equipment operating. The background sound level shall be measured for the purposes of this condition on the boundary of the site at the position nearest the noise source or from the nearest window to a habitable room in

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separate occupation from the operator of the noise source, whichever is the closest.

- 06 In order that the machinery and equipment used in connection with the permitted use does not give rise to conditions that would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance.
- 07 No machinery or equipment operated in connection with the development hereby approved shall be operated other than within the hours during which customers are permitted on the premises.
- 07 In order that the machinery and equipment used in connection with the permitted use does not give rise to conditions that would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance.
- 08 No live music shall be performed on the premises.
- 08 In order that the use does not give rise to conditions detrimental to the amenities of surrounding occupiers by reason of noise disturbance.
- 09 The development hereby permitted shall not commence prior to the submission and approval by the local planning authority of a scheme of sound insulation between the ground floor and the first floor residential accommodation. The sound insulation shall be installed in full compliance with such details as approved prior to the commencement of the restaurant use.
- 09 In order that the use does not give rise to conditions detrimental to the amenities of surrounding occupiers by reason of noise disturbance.
- 10 The use hereby approved shall not commence prior to all external doors to the premises being fitted with a self-closing device which shall be maintained in an operational condition, and at no time shall any external door be fixed in an open position.
- 10 In order that the use does not give rise to conditions detrimental to the amenities of surrounding occupiers by reason of noise disturbance.
- 11 The use shall not commence prior to the installation of the external fume extraction ducting hereby permitted on anti-vibration mountings and in full compliance with the details indicated on submitted drawing 2339/1A (revised 10.05.96) and letter dated 23rd May 1996.
- 11 In order that the operation of the ducting does not give rise to conditions detrimental to the amenities of surrounding occupiers by reason of noise disturbance and in the interests of visual amenity.
- 12 The development shall not commence prior to the submission and approval by the local planning authority of details of the ventilated refuse storage enclosure in the open area to the rear of the premises. The

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refuse storage enclosure shall be provided in accordance with such approved details prior to the commencement of the restaurant use.

- 12 In order to ensure that satisfactory provision is made for refuse storage and to ensure that the development does not give rise to smell nuisance and clutter arising from the operation of the use.
- 13 All refuse generated by the use hereby approved must be stored within sealed containers in the ventilated enclosure approved in accordance with condition 12 above.
- 13 In order to ensure that satisfactory provision is made for refuse storage and to ensure that the development does not give rise to smell nuisance and clutter arising from the operation of the use.

William Gyles

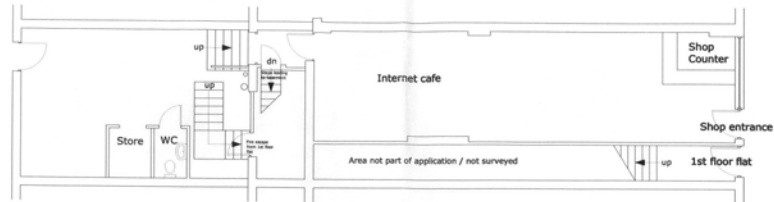
Director of the Environment Department

Dated: 3rd June 1996

Registered Number: 95/01707

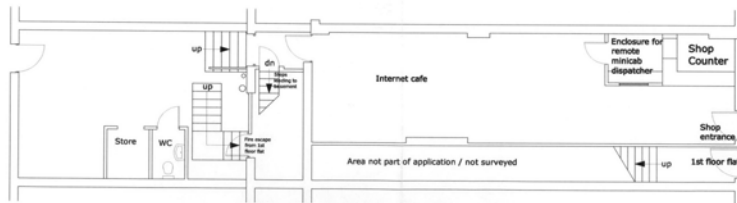
Duly authorised by the Council to sign
this notice.

Refer to the Statement of Applicants' Rights and general information enclosed.



Existing floor plan

2011/01125



Proposed floor plan

REV.	DATE	DRAWN	DESCRIPTION



PROJECT
 335 North End Road
 London
 SW6 1NN

CLIENT
 Mr R Roble

DRAWING TITLE
 Ground Floor
 Existing and Proposed Floor Plans

Date	Drawn	Checked	Approved
March 09	CAD	JG2	

Scale: 1:100 @ A3
 Dwg. No. No 2