

TOWN AND COUNTRY PLANNING ACTS



Reference No: 16/00006/PACOU

Mrs Rachael McMurray

AMENDED DECISION NOTICE

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED) - SCHEDULE 2, PART 3, CLASS C**

**PROPOSAL: Application for prior approval relating to the change of use from retail
(Class A1) to cafe (Class A3),**

LOCATION: Ground Floor, 77 Fawcett Road, Southsea, PO4 0DB

I refer to your application valid on 12th April 2016 and my letter of acknowledgement dated 12th April 2016 concerning the above development.

I hereby confirm that the City Council, as Local Planning Authority hereby give notice that an application for prior approval of this proposal, as shown on your drawing No's: Application Form, Location Plan and Block Plan, is required and hereby **Approved** subject also to compliance with the following conditions:-

- 1) No cooking processes other than the preparation of hot beverages, toasting of bread or heating of food in a microwave oven, domestic oven or domestic cooking device shall be undertaken within Class A3 premises hereby permitted (unless a suitable kitchen extract ventilation system shall have been installed and operated to suppress cooking fumes and odours).
- 2) Prior to the commencement of any other cooking operation than those described in condition 1 (as limited to preparation of hot beverages, toasting of bread or heating of food in a microwave oven, domestic oven or domestic cooking device) a kitchen extraction system shall be installed to suppress and disperse odour and fumes emitted from cooking operations arising from this use. Prior to installation of the kitchen extraction system, details of the proposed equipment shall be submitted to and approved in writing by the local planning authority; and such approved equipment shall thereafter be operated for as long as the Class A3 continues.
- 3) The use hereby permitted shall not operate outside of the hours of 08:00 and 18:00 Monday to Saturday, 08:30 and 16:30 on Sundays and on any recognised bank or public holiday.

THIS IS AN IMPORTANT LEGAL DOCUMENT

The reasons for the conditions are:-

- 1) In order to protect users of the surrounding area from nuisance caused by excessive cooking odours, fumes and noise, in accordance with policy PCS23 of the Portsmouth Plan.
- 2) In order to protect users of the surrounding area from nuisance caused by excessive cooking odours, fumes and noise, in accordance with policy PCS23 of the Portsmouth Plan.
- 3) In the interests of protecting residential amenity from excessive noise and disturbance in accordance with policy PCS23 of the Portsmouth Plan.

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