



Officer Report

Application Number:	HGY/2023/1749
Application Type:	Full planning permission
Address:	Rear of 734-744 Lordship Lane, London N22 5JP
Proposal:	Change of use from mini cab parking and office to hand car wash with erection of canopy.
Case Officer:	Josh Parker
Valid Date:	03/07/2023
Applicant:	Mr Mustafa Topkaya
Agent:	Mr Ovunc Ozbaris

RECOMMENDATION

Approve with Conditions

Conditions:

- 1 The hereby approved development is granted only for a temporary period, being 24 months from the formal decision notice. Following this date the use shall revert back to its last lawful use, unless otherwise agreed in writing with the local planning authority.

Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation
- 2 The use hereby permitted for car wash and car valet purposes shall not be carried on outside the following times Monday to Saturday: 9am to 6pm and Sunday and Public Holidays 10am to 4pm.

Reason: In order to safeguard the amenities of adjoining residential properties and to ensure that the proposed development does not prejudice the amenities of the locality in accordance with policies Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
- 3 The level of noise emitted from the car washing activities shall not exceed +5dB LAeq, above background levels at any time, as measured on the boundary of the car park closest to any houses/ flats. The vacuum acoustic boxes proposed in the Venta Acoustic Report shall be installed before the use hereby approved becomes operational and maintained thereafter accordingly.

Reason: In order to safeguard the amenities of adjoining residential properties and to ensure that the proposed development does not prejudice the amenities of the locality in accordance with policies Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
- 4 The car wash use hereby approved shall be limited to 2 cars to be cleaned by hand

with vacuums, contained within acoustic boxes as per condition 3 above, with no amplified music to operate within the site.

Reason: In order to safeguard the amenities of adjoining residential properties and to ensure that the proposed development does not prejudice the amenities of the locality in accordance with policies Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: The developer is hereby advised that this planning permission does not convey any consent under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 for advertisement, signage or similar associated with the development approved.

INFORMATIVE: Thames Water

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses