

Meeson Williams Phillips Ltd




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**TOWN & COUNTRY PLANNING ACT 1990**

**GRANT VARIATION OF CONDITION(S)**

**Ref: P/0607/14**

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With reference to the application received on 17 February 2014 accompanied by Drawing(s)

Unnumbered Plan: Proposed Garden Area (also attached to planning permission P/0515/13, dated 23/04/2013); Site Location Plan; Design and Access Statement.

**VARIATION OF CONDITION 2 (RESTRICTION ON USE OF GARDEN) OF PLANNING PERMISSION P/0515/13, DATED 23/04/2013 TO ENABLE CONTINUED CUSTOMER USE OF OUTSIDE DINING AREA**

**At:** 246 Pizza Express, Uxbridge Road, Pinner , Middlesex, HA5 4HS

HARROW COUNCIL, the Local Planning Authority;

**GRANTS** variation(s) in accordance with the development described in the application and submitted plans, subject to the following conditions(s):

1	<p>The garden area detailed on the unnumbered plan (proposed garden area) attached to this planning application and planning permission P/0515/13 (dated 23 April 2013), shall not be made available for the use by customers outside of the following times: 1100 hours to 2100 hours each day, unless otherwise agreed in writing by the Local Planning Authority by grant of a further planning permission.</p> <p>REASON: To safeguard the amenity of neighbouring residents in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).</p>
2	<p>No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.</p>

	REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).
3	Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise, vibration and odour/fume into any neighbouring premises. REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).
4	The existing single storey rear extension shall not be open to customers outside of the following times: 1030 hours to 2300 hours, Monday to Saturday inclusive and 1030 hours to 2230 hours on Sundays, without the prior permission of the local planning authority. REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).
5	The development hereby permitted shall be carried out in accordance with the following approved plans: Unnumbered Plan: Proposed Garden Area (also attached to planning permission P/0515/13, dated 23 April 2013), Site Location Plan; Design and Access Statement. REASON: For the avoidance of doubt and in the interests of proper planning.

1	INFORMATIVE: The following policies are relevant to this decision:  The London Plan 2011: Policy 7.6B Harrow Development Management Policies Local Plan 2013: Policy DM1
2	Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)" This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

**Date of decision: 17 April 2014**



**Beverley Kuchar**  
**Head of Development Management and Building Control**

**Decision Notice Notes are available at**  
**[www.Harrow.gov.uk](http://www.Harrow.gov.uk) in the Planning section, Planning Documents**  
**Decision Notice Notes**

THIS IS NOT A BUILDING REGULATION APPROVAL. YOUR ATTENTION IS PARTICULARLY DRAWN TO THE ABOVE NOTES WHICH SET OUT THE RIGHTS OF APPLICANTS WHO ARE AGGRIEVED BY THE DECISION BY THE LOCAL AUTHORITY.

**DECISION NOTICE**

**P/0607/14**

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