

Mr. Pravin Raheja,
 PR Architecture

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO)
(as amended)

IN pursuance of their powers under the above-mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority, **HEREBY GRANTS PLANNING PERMISSION**, in accordance with your application, **P/00794/008**, dated 29 January 2018 and the accompanying plans and particulars, for:

Proposal: Demolition of part of existing single storey rear projection and erection of a single storey rear extension/canopy to facilitate the creation of a restaurant with Shisha Lounge. Insertion of rooflights in existing single storey roof and alterations to the existing shop frontage. Erection of a flue.

Location: 307-309, HIGH STREET, SLOUGH, BERKSHIRE, SL1 1BD

Dated this 24 May 2018

SUBJECT TO THE FOLLOWING CONDITION(S):

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON: To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

- (a) Location Plan 1:1250, Received 01/02/2018;
- (b) Drawing No. 01, dated 29/01/2018, Received 01/02/2018;
- (c) Drawing No. 02, dated 31/01/2018, Received 01/02/2018;
- (d) Drawing No. 03C, dated 12/04/2018, Received 12/04/2018.

REASON: To ensure that the site is developed in accordance with the submitted application and

to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Prior to the commencement of development details of the proposed ventilation and filtration equipment to suppress and disperse fumes and odours created from cooking operations on the premises shall be submitted to and approved in writing by the LPA. The equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use, retained thereafter, and operated so as to prevent a nuisance being caused by reason of smell.

REASON: To ensure that unsatisfactory cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby properties.

4. Prior to the commencement of development a scheme for limiting the transmission of noise between the commercial and residential units of accommodation within the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained as such thereafter.

REASON: To protect the occupants of the existing residential units from noise disturbance.

5. No development shall commence until details of measures for the disposal of fats, oils and grease, installation details for a fat trap(s), the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel (inline with best practice guidance) hereby granted permission have been submitted to and approved by the Local Planning Authority and these approved details shall be implemented on site prior to first occupation of the development and shall be maintained in perpetuity.

REASON: To protect the occupiers of the adjoining dwellings and businesses from nuisance effects in the interests of local amenity and accordance with Core Policy 8 of the Local Development Framework Core Strategy 2006-2026 and the National Planning Policy Framework.

6. The use hereby permitted shall not be open to members of the public / customers outside the hours of 11:00 hours to 23:00 hours on Mondays to Sundays.

REASON: To ensure that the use of the premises does not prejudice the quiet enjoyment by neighbouring occupiers of their dwellings by reason of noise or general disturbance in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

7. No vehicles for delivery purposes may arrive, depart, be loaded or unloaded within the general site except between the hours of 09:00 and 18:00 Mondays to Saturdays and at no time on Sundays or Bank Holidays. All loading and unloading of delivery vehicles shall take place at the rear of the premises and there shall be no means of vehicular access or loading/unloading of goods at the front of the premises.

REASON: To protect the amenity of residents within the vicinity of the site in accordance with Policy Core 8 of the Core Strategy and to ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway in accordance with Policy T2 of The Local Plan for Slough 2004.

8. The refuse storage identified in plan 03C, dated 12/04/2018, received 12/04/2018 shall be provided prior to first occupation of the development and retained at all times in the future for this purpose.

REASON: In the interests of visual amenity of the site in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

9. No public/customer entrance or exit shall be provided via the doors to the rear of the premises, unless otherwise agreed in writing by the Local Planning Authority. The public/customers shall only enter and exit the premises using the entrance fronting High Street.

REASON: In the interests of designing out opportunities for crime and providing the public/customers with a safe means of accessing the premises in accordance with Core Policies 8 and 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

10. Prior to the commencement of development details of any sound amplification including noise limiting devices, and the level they would be set at, and the hours between which they would operate, and a system for sound insulation and acoustic ventilation shall be submitted to, and approved in writing by, the Local Planning Authority. The equipment, devices, sound insulation system and acoustic ventilation shall be installed and operated in accordance with the approved details and retained as such thereafter.

REASON: In the interests of the amenity of future, and adjoining, occupiers of land and buildings.

11. No demolition or construction work shall be audible beyond the site boundary outside the hours of 08:00hrs and 17:00hrs Monday to Friday; 08:00hrs and 13:00 hrs Saturday and not at all on Sundays and Public Holidays.

REASON: To protect the amenity of residents within the vicinity of the site in accordance with the objectives of Policy EN26 of The Adopted Local Plan for Slough 2004.

12. During the construction phase of the development hereby permitted, there shall be no deliveries to the site outside the hours of 08:00 hours to 18:00 hours Mondays – Fridays, 08:00 hours – 13:00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON: To protect the amenity of residents within the vicinity of the site in accordance with the objectives of Policy EN26 of The Adopted Local Plan for Slough 2004.

INFORMATIVE(S):

1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
2. Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties

suffering blocked drains, sewage flooding and pollution to local watercourses.

3. The current approval does not confer advertisement consent for the modification, erection or display of advertising signage, which may be subject to a separate advertisement application.
4. For the information of the applicant CCTV should be fitted inside the premises covering: the counter serving area for food; and inside the front door recording people as they enter. There should be a camera covering immediately outside the premises.
The Home Office have produced an Operation Requirements Manual which would assist with planning the CCTV system and this can be found at
http://tna.europarchive.org/20100413151426/http://scienceandresearch.homeoffice.gov.uk/hosdb/publications/cctv-publications/28_09_CCTV_OR_Manual2835.pdf?view=Binary
5. The applicant is reminded that at all times, without the prior permission of the freeholder there can be no encroachment onto the adjoining property.

Informatives

The applicant is hereby informed that commencing development without first having complied with any pre-commencement conditions as set out in this decision notice may mean that the decision notice will expire and render the development to be unlawful.

This notice DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether they require an application.

Your attention is drawn to the attached notes.

This approval does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.

DEC1fxaci

Martin Armstrong
On behalf of
Service Lead for Planning & Transport

24/5/18.

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pes). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council of the Borough in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him/her. The circumstances in which such compensation is payable are set out in Section 157 of the Town and Country Planning Act 1990.

App No	P/00794/008	Applicant	Mr. Mabz Ali
		Agent	Mr. Pravin Raheja, PR Architecture
Received	1st February 2018		
Officer	Hannah Weston		
Level	Delegated	App Type	Full Planning
Ward	Upton		

Proposal	Demolition of part of existing single storey rear projection and erection of a single storey rear extension/canopy to facilitate the creation of a restaurant with Shisha Lounge. Insertion of rooflights in existing single storey roof and alterations to the existing shop frontage. Erection of a flue.
Location	307-309, High Street, Slough, Berkshire, SL1 1BD

Recommendation:	Approval	O.D. Dec Date:	
		Authorised by:	
Eight Week Date:	29-Mar-2018		
13 Week Date for Major Apps (Stats)			
21 Day Consultation Date		23 February 2018	
Reason for Delay:	EOT 25/05/2018		
Enforcement:			

CONDITIONS:

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INFORMATIVE(S):

1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
2. Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.
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5. The applicant is reminded that at all times, without the prior permission of the freeholder there can be no encroachment onto the adjoining property.

<p>Neighbours Consulted:</p>	<p>305a, High Street, Slough, SL1 1BD, 305b, High Street, Slough, SL1 1BD, 311a, High Street, Slough, SL1 1BD, 292a, High Street, Slough, SL1 1NB, Fujitsu Ltd, 292-298, High Street, Slough, SL1 1NB, Contract Options, 294, High Street, Slough, SL1 1NB, 313, High Street, Slough, SL1 1BD, Slough T E, 100, Wellington Street, Slough, SL1 1YW, Thai Orchid, 292, High Street, Slough, SL1 1NB, Top Cut Hair Salon, 305, High Street, Slough, SL1 1BD, 311, High Street, Slough, SL1 1BD, Anthony Cant Ltd, 290, High Street, Slough, SL1 1NB, Flat 2, 307-309, High Street, Slough, SL1 1BD, Flat 1, 307-309, High Street, Slough, SL1 1BD, Flat 3, 307-309, High Street, Slough, SL1 1BD, 100, Wellington Street, Slough, SL1 1YW</p> <p>No responses received.</p>
<p>Consultees:</p>	<p>Environmental Protection St. Martins Place 51, Bath Road Slough Berkshire SL1 3UF</p> <p>The application does not address the use of appropriate noise mitigation being used to address the potential noise issues caused between the commercial part of the premises and the domestic.</p> <p>Transmission of noise (including vibration) via extraction flue - I suggest the following planning condition is attached to any planning permission granted: All air conditioning or other ventilation plant shall be designed to ensure that external noise generated by the plant or equipment shall not at any time exceed the ambient sound level as measured at the site boundary and at any adjoining or nearby premises when the equipment is not in operation. This shall be implemented prior to first occupation of the development and retained at all times in the future. Reason: To minimise the impact of the noise generated by the equipment on the amenities of the local residents in accordance with Policy EN26 of The Local Plan for Slough 2004.</p> <p>Odour - I suggest the following planning condition is attached to any planning permission granted: The ventilation and fume extraction equipment shall be installed prior to commencement of the use and retained in a working condition at all times in the future. Reason: To prevent air pollution of the protect the amenities of the local residents in accordance with Policy EN29 of The Local Plan for Slough 2004.</p> <p>On-site refuse storage is not secure. In this commercial and residential area where ongoing problems exist with fly tipping waste and waste contamination details, to prevent unauthorised access to the waste facilities must be provided. I suggest the following planning condition is attached to any planning permission granted: On-site refuse storage - No development shall take place until details of the security of on-site refuse storage for</p>

	<p>waste material awaiting disposal (including details of any screening, siting, design and external materials) have been submitted to and approved in writing by the Local Planning Authority. The approved stores shall be completed prior to first occupation of the development and retained at all times in the future for this purpose. Reason: In the interests of visual amenity of the site in accordance with Policy EN1 of The adopted Local Plan for Slough 2004.</p> <p>Hours of demolition and construction. Condition - No demolition or construction work shall be audible beyond the site boundary outside the hours of 08:00hrs and 17:00hrs Monday to Friday; 08:00hrs and 13:00 hrs Saturday and not at all on Sundays and Public Holidays. Reason: To protect the amenity of residents within the vicinity of the site in accordance with the objectives of Policy EN26 of The Adopted Local Plan for Slough 2004.</p> <p>During the construction phase of the development hereby permitted, there shall be no deliveries to the site outside the hours of 08:00 hours to 18:00 hours Mondays – Fridays, 08:00 hours – 13:00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays. To protect the amenity of residents within the vicinity of the site in accordance with the objectives of Policy EN26 of The Adopted Local Plan for Slough 2004.</p> <p>Mr. Viv Vallance Transport and Highways Development, Resources, Housing and Regeneration St. Martins Place 51, Bath Road Slough Berkshire SL1 3UF</p> <p>No response.</p>
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Site History:

P/00794/007 - Change of use of ground floor from A1 Retail to A3 Restaurant and erection of a flue to the rear – Approved with Conditions; Informatives 29/12/2017

P/00794/006 – Change of use of first floor office (B1A) to taxi office (sui generis) including erection of aerial on rear elevation with associated parking to rear (relocation of existing taxi office from 321 High Street) – Approved with conditions; informatives 10/10/2011.

P/00794/005 – Retention of a first floor residential use (retrospective) – Withdrawn 07/06/2010.

P/00794/004 – Change of use from dry cleaners to private car hire office (retrospective) – Approved with conditions 28/04/2003.

P/00794/003 – Change of use of second floor flat to office use – Approved with conditions 13/05/1985.

P/00794/002 – Erection of an illuminated double sided box sign – Approved with conditions 29/06/1966.

P/00794/000 – Internal rearrangement to locate established office and staff rooms on first floor and residential accommodation on the second floor – Approved with conditions 12/04/1966.

Planning Considerations:

Proposal:

Demolition of part of existing single storey rear projection and erection of a single storey rear extension/canopy to facilitate the creation of a restaurant with Shisha Lounge. Insertion of rooflights in existing single storey roof and alterations to the existing shop frontage. Erection of a flue.

Site and surroundings

The application site is located on the northern side of the High Street, with Slough Town Centre. The application site is located within a Secondary Frontage shopping area.

The application site as current consists of a retail unit at ground floor with flats above. This section of the High Street is characterised by retail and restaurant units at ground floor with residential units above.

Development Plan Policies:

The proposed development is considered having regard for the National Planning Policy Framework, Core Policies 6, 8 and 12 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008, and Policies EN1, S12 and T2 of the Adopted Local Plan for Slough 2004.

Composite Local Plan – Slough Local Development Plan and the NPPF - PAS Self Assessment Checklist

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Local Planning Authority has published a self assessment of the Consistency of the Slough Local Development Plan with the National Planning Policy Framework using the PAS NPPF Checklist.

The detailed Self Assessment undertaken identifies that the above policies are generally in conformity with the National Planning Policy Framework. The policies that form the Slough Local Development Plan are to be applied in conjunction with a statement of intent with regard to the presumption in favour of sustainable development.

It was agreed at Planning Committee in October 2012 that it was not necessary to carry out a full scale review of Slough's Development Plan at present, and that instead the parts of the current adopted Development Plan or Slough should all be republished in a single 'Composite Development Plan' for Slough. The Planning Committee endorsed the use of this Composite Local Plan for Slough in July 2013.

Principle

Planning permission was granted on the 29th December 2017 for the change of use of the existing retail unit to a restaurant. As such the principle of the conversion of the shop to a restaurant has been accepted. The application now proposes to add a shisha lounge to the

application site through a rear extension. Whilst not an A3 use, the intended mixed use of restaurant with shisha lounge would be considered under policy S12 of the Local Plan.

Policy S12 relates to the change of use of A1 (shop) to A3 (restaurant). This policy outlines:

'Proposals for a change of use from retail to uses within the food and drink Use Class A3 will be permitted in either the primary or secondary shopping frontages subject to all of the following criteria being met:

- a) The proposal should provide a shop front design synonymous with a shopping location;
- b) If in the primary frontage, the proposal will not result in three or more similar uses being located next to each other;
- c) The proposal can demonstrate that levels of pedestrian flow will not be adversely affected;
- d) The proposal seeks to trade at hours complementary to a retail location;
- e) All proposals should provide appropriate servicing from the rear of the property utilising existing service roads. Where full rear servicing does not currently exist, the proposal will only be permitted if it is clear that servicing would not lead to traffic congestion and obstruction to parking and access;
- f) Proposals must not result in any adverse environmental effects.'

The application site is located within a secondary shopping frontage.

The application proposes to replace the existing shop front, with the main alteration being the movement of the entrance doors to the western side of the entrance. The proposed alterations to the shop front will not significantly alter the character and appearance of the shop front from the street scene. As such it is considered that the proposal would provide a shop front synonymous with a shopping location, in line with part a) of policy S12.

The application site is located within a secondary shopping frontage and as such part b) of policy S12 is not relevant.

The application site is located within the High Street of Slough, where there are wide pavements and good public transport links. No external tables are proposed. As such it is not considered that the proposed restaurant would impact upon pedestrian flow, in line with part c) of policy S12.

The application proposes to trade between the hours of 11am and 11pm Monday to Sunday. The application site is located in the town centre, and there are examples of other restaurants and takeaways within the vicinity. Approved opening hours in nearby restaurants fall up to 11pm and 12pm. Due to the proximity of a number of residential units, it is considered that opening hours up to 11pm is acceptable for this retail location. This falls in accordance with part d) of policy S12.

The application site and adjoining parade of shops are currently serviced via a rear service yard to the north. This is considered adequate for the proposed restaurant, in line with part e) of policy S12.

With the proposal amounting to a change of use, with a small extension, it is considered that there will not be adverse environmental effects as a result of this proposal, in line with part f) of policy S12.

Shisha smoking stems from the Arabian society, it involves using hookah pipes to smoke flavoured tobacco via a filtration system. Although shisha smoking is an essential part of the Arabian social culture, it has for several years become an accepted and growing social activity for general public throughout the UK.

There is concern about the health implications of smoking, in this case shisha smoking. This was tested in a case in Birmingham following refusal to grant planning for the conversion of a shop to a coffee shop and shisha bar on the grounds that tobacco is harmful. The shisha bar was allowed on appeal as the appeal inspector concluded that use of tobacco was controlled under other legislation and the planning system should not duplicate such powers.

In consequence it is considered that the proposal complies with all parts of policy S12 of the Local Plan, and in line with this, it is considered that the principle of converting the A1 shop to an A3 restaurant with associated Shisha Lounge would be acceptable in this location.

Design and Impact on Street Scene:

Policy EN1 of the Local Plan outlines that development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of scale, height, massing, layout, siting, building form and design, architectural style, materials, access points, visual impact, relationship to nearby properties, relationship to mature trees, and relationship to water course. Poor designs which are not in keeping with their surroundings and schemes that overdevelop the site will not be permitted.

Core Strategy Policy 8 states that all development in the borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change. Core Policy 8 outlines:

'All development will:

- a) Be of a high quality design that is practical, attractive, safe, accessible and adaptable;
- b) Respect its location and surroundings;
- c) Provide appropriate public space, amenity space and landscaping as an integral part of the design; and
- d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style.'

These policies are consistent with the National Planning Policy Framework (2012) which requires high quality design as referred to in paragraphs 17, 56, 58, 60, 61 and 64.

The application proposes to extend the existing building at single storey level the depth of the site. This would result in a 3 metre high wall extending up to the edge of the service road to the rear (north). The proposed extension would be largely open on the northern elevation, but enclosed on the eastern and western elevations. The majority of the extension would be covered with a flat roof, with small voids on the eastern side and to the centre of the northern side.

In design terms, the service road to the north is characterised by single storey flat roofed extensions projecting up to the edge of the road. As such it is considered that the extension of this building at single storey level up to the edge of the service road would not appear out of character or detrimental to the street scene and as such would be acceptable in design terms. The northern elevation of the development would consist of a 1 metre high brick wall with 1 metre railings above, ensuring that patrons can see out onto the service road (to the benefit of improving crime safety) whilst ensuring that there is not an easy access out of the Shisha Lounge for patrons from the northern elevation.

The application proposes to replace the existing shop front, with the main alteration being the movement of the entrance doors to the western side of the entrance. The proposed alterations to the shop front will not significantly alter the character and appearance of the shop front from the street scene.

It is also proposed to insert three rooflights within the existing flat roof extensions to this building. These rooflights would fall within the kitchen and corridors. It is considered that the insertion of three rooflights would be acceptable in design terms.

It is considered that the proposed alterations would be acceptable in design terms.

Impact on Residential Amenities of Neighbouring Occupiers:

The application site is located within close proximity of a number of residential units. The application site is also within close proximity of a number of other restaurants and is located within the town centre within a secondary shopping frontage.

With this application site being located within the town centre, within a secondary shopping area, it is considered that a restaurant with shisha lounge would be reasonable to expect within close proximity of residential units. In order to protect neighbouring amenity, restrictions should be made to the opening hours of the proposed restaurant and shisha lounge, particularly with the proposed shisha lounge being partly open.

The application proposes to trade between the hours of 11am and 11pm Monday to Sunday. The application site is located in the town centre, and there are examples of other restaurants and takeaways within the vicinity. Approved opening hours in nearby restaurants fall up to 11pm and 12pm. Due to the proximity of a number of residential units, it is considered that opening hours up to 11pm would be acceptable. With the Shisha Lounge being partly open, it is also considered important to restrict music volumes from the development. Details on sound amplification for the site will be required through condition.

Environmental Protection requested conditions requiring the ventilation and fume extraction equipment to be installed prior to commencement, restricting demolition and construction times, and restricting construction delivery times. These are considered appropriate to attach.

Environmental Protection recommended a condition outlining that 'All air conditioning or other ventilation plant shall be designed to ensure that external noise generated by the plant or equipment shall not at any time exceed the ambient sound level as measured at the site boundary and at any adjoining or nearby premises when the equipment is not in operation. This shall be implemented prior to first occupation of the development and retained at all times in the future. Reason: To minimise the impact of the noise generated by the equipment on the amenities of the local residents in accordance with Policy EN26 of The Local Plan for Slough 2004.' The application site is located within the Town Centre where background noise varies, and as such the above condition would not be hard to enforce. In order to protect neighbouring properties from the potential for noise, it is proposed to attach a condition requiring details on the limitation methods for the transition of noise between the proposed unit and residential properties.

Environmental Protection also requested a condition requesting details of a bin store for the site. The submitted plans clearly show a proposed bin store for the development and as such this condition is not considered necessary.

Car Parking:

The application site is located within the town centre of Slough and is easily accessible by public transport. In addition the site is within close walking distance of Hatfield Road car park, and there are parking bays outside the application site. The Council's Highways department have been consulted on the application and have advised that no parking is required and the proposal is acceptable in highway terms.

Due to the close proximity of car parking and public transport, it is considered that the proposal would not require any parking facilities.

Process:

It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.

Recommendation:

The proposal is considered to be consistent with guidance given in the National Planning Policy Framework, Core Policies 6, 8 and 12 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008, and Policies EN1, S12 and T2 of the Adopted Local Plan for Slough 2004. It is therefore recommended that planning permission be **granted**.