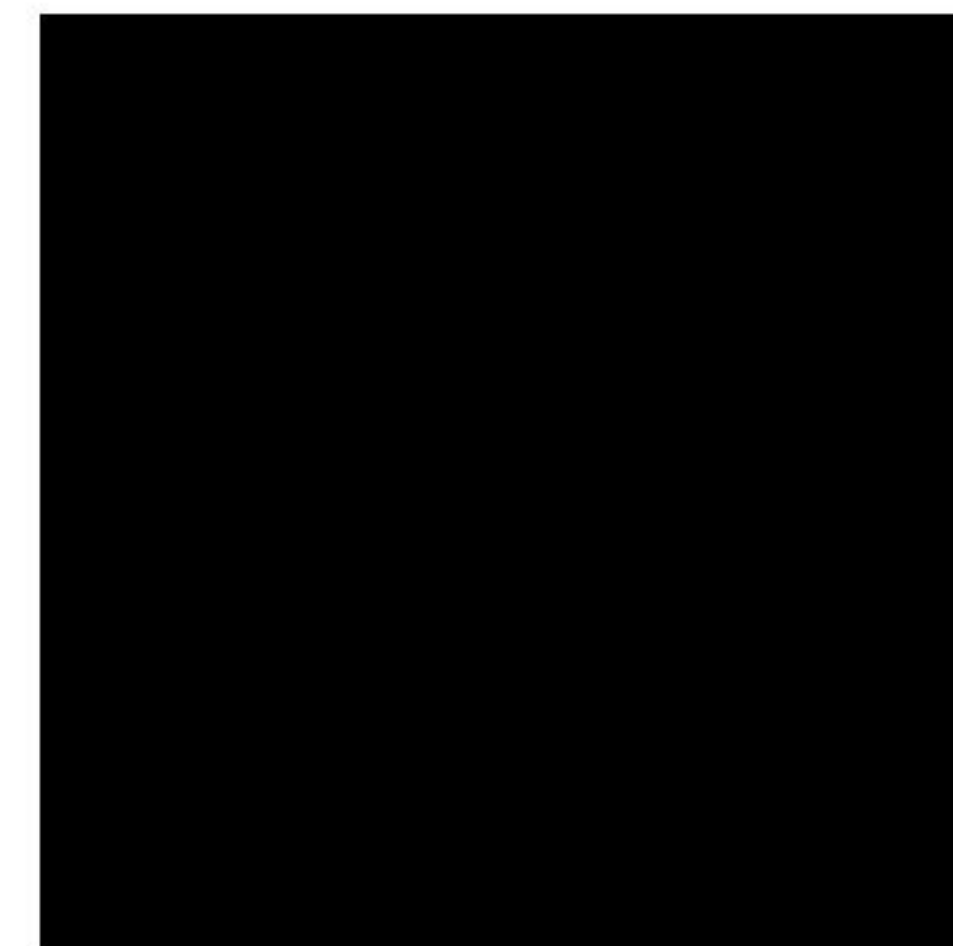


31 March 2026
L260331 SAV Cover Letter



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SUBMITTED VIA PLANNING PORTAL REF: PP-14814191

Dear Sir or Madam,

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE REMOVAL OF CONDITION 11 OF PLANNING PERMISSION: GR/199/96
MCDONALD'S RESTAURANT, 165 LONDON ROAD, EAST GRINSTEAD, RH19 1ET
MCDONALD'S RESTAURANTS LTD**

We write on behalf of our client, McDonald's Restaurants Ltd, to apply for the removal of Condition 11 of Planning Permission: GR/199/96 which controls the operating hours of the restaurant at 165 London Road. The application seeks permission for the restaurant to trade 24 hours a day, seven days a week.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Noise Impact Assessment ('NIA'), undertaken by Sustainable Acoustics (Ref: 26-0029-0 R01) (Date: 30th March);
- Planning Permission: GR/199/96.

As the application has been submitted electronically via the Planning Portal website (**PP-14814191**), payment for the application fee of £671 has been made electronically.

Application Site

The application site comprises a detached two-storey building comprising a McDonald's restaurant along with associated car parking and drive-thru (the '**Site**'). It is located at 165, London Road, East Grinstead, RH19 1ET. The restaurant is located in a mostly commercial area with some other eateries and local businesses nearby.

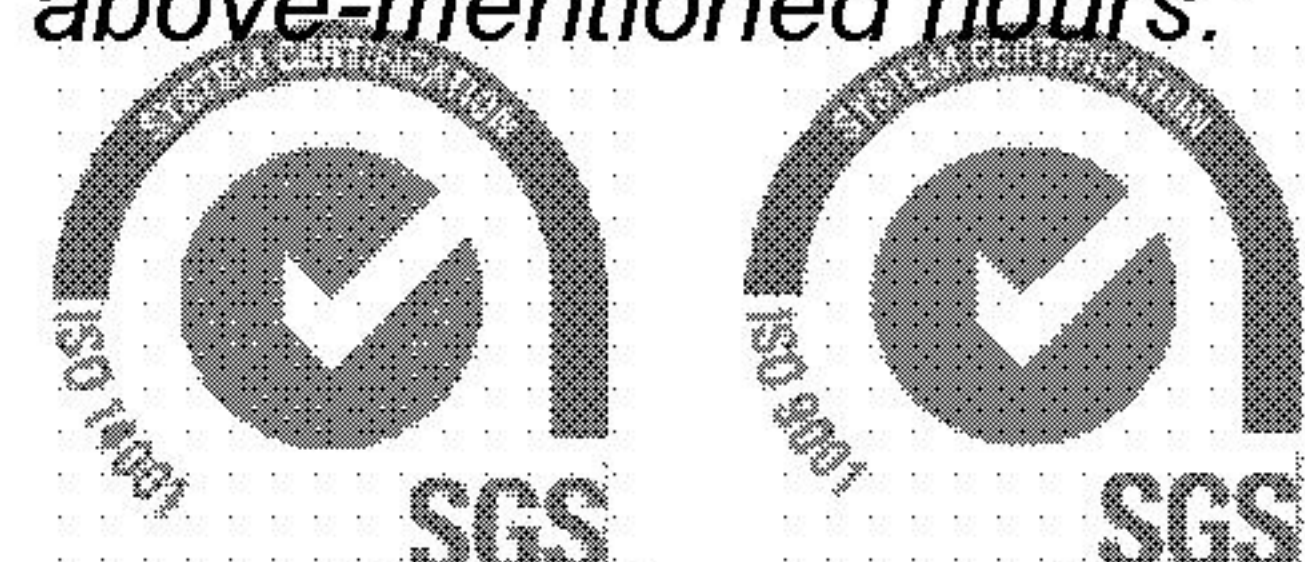
Relevant Planning History

On 11th November 1996, planning permission was granted for '*Minor modifications to building fabric including partial demolition at rear, provision of drive-thru lane and associated parking, construction of refuse enclosure, replacement of plant machinery. Amended plans received 16.10.96 showing modified entrance & exit arrangements and traffic generation & car parking assessment rec'd 2.10.96, & ground floor layout plan rec'd 19.9.96.*' (App Ref: GR/199/96) (the '**1996 Permission**'). The 1996 Permission was granted pursuant to Condition 11, which controls the operating hours of the unit. Condition 1 states:

'The premises shall not be open for trade or business except between the hours of 7am – 11pm and there shall be no external illumination on the premises except between the above-mentioned hours.'

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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The Proposed Development

This application seeks permission for the continued use of the Site, without compliance with Condition 11 of the 1996 Permission, in order to enable the restaurant to operate 24 hours a day, seven days a week. The application therefore seeks an additional eight hours of trading beyond the currently permitted hours.

These additional hours are required to ensure that the restaurant is better set to meet the needs of its customer base and enhance the overall operational efficiency. As a result of the proposed changes, the store's trading hours will become a 24-hour operation.

Justification of the Proposed Development

The proposed extension to the operating hours of the restaurant is not considered to result in any unacceptable impact on the existing levels of residential amenity. The surroundings of the Site are highly commercial in nature, with establishments including Majestic Wines, Halfords, and other restaurants and hot food takeaways located along London Road.

Based on experiences of other restaurants within the group, the bulk of the customers during the early morning hours will be drawn from passing trade and residents rather than drawing new people into the area. It follows that the proposed extension to trading hours is unlikely to cause an unacceptable impact on amenity levels as a result of an increase in people noise and/or disturbance. Notwithstanding this, a Noise Impact Assessment ('NIA') has been undertaken to demonstrate that the proposals would be acceptable.

Noise Impact Assessment

The assessment has been completed in line with the requirements of Paragraph 198 of the National Planning Policy Framework ('NPPF') and the Noise Policy Statement for England. The NIA was carried out overnight from 21:00 and 08:00 between 19th to 20th February 2026 and consists of both attended and unattended surveys.

The NIA shows no adverse noise effects from people, vehicles, or the COD/Store. Plant noise is only slightly above the lowest existing background levels and will be effectively reduced through the implementation of the Noise Management Plan contained in Appendix C of the NIA. By lowering the kitchen extract speed at night, predicted noise levels will fall by 6–8 dB, bringing them comfortably within recommended limits and below existing background levels. This mitigation measure is feasible, maintains operational needs, and ensures the development remains within NOAEL without requiring further mitigation.

A Premises Noise Management Plan ('PNMP') is also provided at Appendix C of the report, which if implemented is intended to proactively minimise any potential risk of noise resulting from plant noise, COD or any kind of antisocial behaviour ('ASB'). This is a precautionary, best practice measure to further reduce any potential for noise impacts to occur.

The assessment concluded that, with appropriate mitigation, the proposed extension to the operating hours would have No Observable Effect on surrounding residential properties. The proposal therefore satisfies the aspiration set out by Paragraph 198 of the NPPF and the Noise Policy Statement for England.

As the LPA will be aware, the NPPF states that planning permission should only be refused on noise grounds where adverse impacts are categorised as 'significant'. The quantitative evidence submitted as part of this application demonstrates that there will be no adverse impacts. It follows that impacts upon residential amenity should not provide any impediment to the grant of planning permission for this proposal.

Economic Benefits

The proposed development will have a series of positive impacts that contribute towards meeting the local and national policy objectives relating to economic growth and job creation. The extension of operating hours for the restaurant will create additional employment positions and additional working hours for existing employees at the site. These positions help to reduce unemployment and increase earnings and disposable income which benefit other businesses.

Further, the increased hours will enable the restaurant to better meet the demands of customers and allow more opportunities to generate sales leading to increased revenue, which will contribute to the local economy.

Summary and Conclusion

This Application seeks permission to remove Condition 11 of Planning Permission: GR/199/96, to enable the restaurant to operate for 24 hours a day, seven days a week.

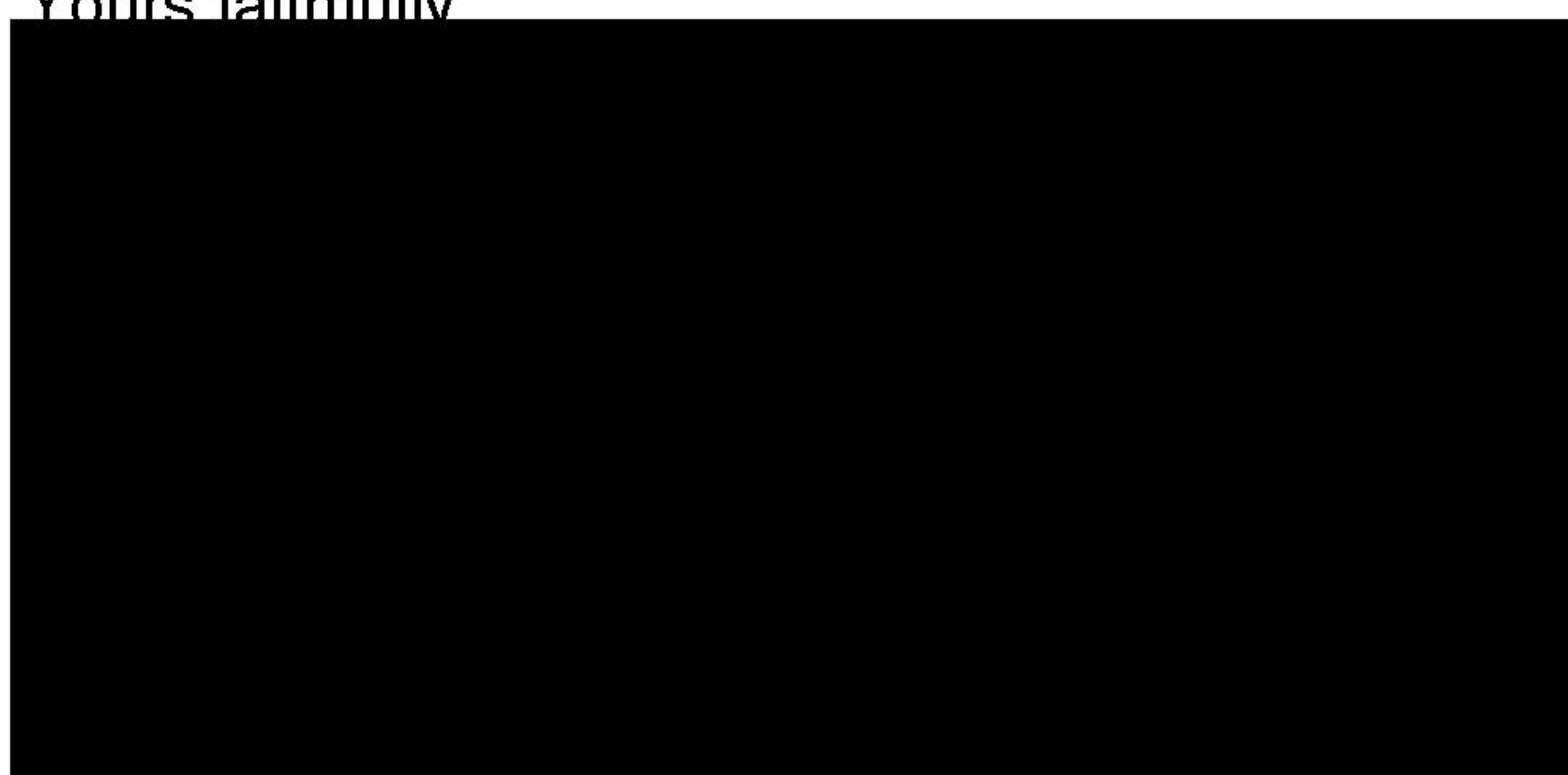
The proposed extension to trading hours, is required to ensure that the restaurant is better able to meet the demands of its established customer base and enhance its overall efficiency.

As there are no unacceptable impacts, we respectfully request that this application is approved and that planning permission is granted.

We trust the information provided above is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Monika Somogyi or Brad Wiseman at these offices.

Yours faithfully

A large black rectangular redaction box covering the signature area.