



Delegated Report

Application No: 20220394

Location: 18 Pitfield Drive, Meopham DA13 0AY

Description: Application for approval of conditions 3 attached to planning permission reference number 20210395 relating to a suitable post-completion report demonstrating compliance in accordance with BS: 4142 for the air-conditioning units.

Applicant: Mrs Jane Pickering

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form.
Letter from Essential Mechanical Solutions Ltd.

Relevant Planning History

20210395	Installation of two external air handling equipment boxes for the purpose of supplying air conditioning to rear elevation.	Permission	21.06.2021
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Consultations, Publicity and Representations

GBC Environmental Protection

These comments are in relation to approval of condition three in relation a suitable post-completion report demonstrating compliance in accordance with BS: 4142. We find that the submitted document does not demonstrate compliance, the document suggests briefly that it does comply without any demonstration. We would require a full report that demonstrates how it complies in accordance with BS: 4142.

Analysis

Condition 3 of 20210395 states:

Prior to the bringing into use of the air-conditioning units herein approved, a suitable post-completion report demonstrating compliance in accordance with BS: 4142 shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be maintained for the lifetime of the development.

Reason: To safeguard conditions of amenity in accordance with Policy CS19 of the Core Strategy 2014.

The applicant has submitted a letter from Essential Mechanical Solutions Ltd. stating the following:

We write to confirm that the air conditioning installed at the above address which was carried out on the 5th September 2021, complies with the BS:4142 regulations.

Please do not hesitate to contact us, should you require any further information regarding the installation of your air conditioning.

A post-completion report demonstrating compliance in accordance with BS:4142 has not been submitted in support of discharging this condition. Without such a report showing how it complies with the British Standard, as required by this condition, it cannot be discharged.

Recommendation:

Refusal of conditions

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 24 May 2022	Dated: 24 th May 2022