

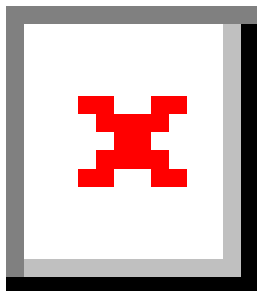
Environmental Protection COMMENTS

Case Number	20250281
Case Officer	Mrs Lisa Fisher
Address	Ebbsfleet Grill, 1 - 2 Stonebridge Road, Northfleet, Gravesend, Kent, DA11 9DR

Proposal	Demolition of the existing staff accommodation block and the erection of a two-storey building to provide 2 x self-contained flats with dedicated parking space, refuse and recycling facilities.
Consultation Expiry Date	21 April 2025
Date of Response	8 May 2025 (JO)

Apologies for the delay in this response which is due to workload.

Whilst there is no objection to this application, it's noted that there is a kitchen extract flue and external fan located at the rear of Ebbsfleet Grill which could impact on the occupants of the proposed flats. In addition, Google Map indicates an externally mounted condenser/ Air conditioning unit (also at the rear of the commercial premises).



There is no rear elevation plan of the proposed development, but it looks like the extract flue will remain free standing/external. It is imperative that this is the case and the fan and flue is not enclosed within the building structure of the new build, otherwise there will be no access for cleaning and maintenance.

In order to assess the impact of the flue, a noise impact assessment will be required.

The following are recommended.

Noise Control

In order to limit the likelihood of noise nuisance occurring from the adjacent kitchen extract system and externally mounted plant, we would ask that the following is applied as a condition;

1. Prior to commencement, a noise impact assessment shall be carried out and submitted to the LPA for approval demonstrating that:

- The internal ambient noise levels in all habitable rooms of the proposed residential dwellings shall not exceed the guideline LAeq values found in Table 4 of BS8233:2014.
- The maximum internal noise levels in all habitable rooms should not exceed 45dB LAmax more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise.
- External areas shall be designed and located to ensure that amenity areas are protected on all boundaries as to not exceed 50 dBLAeq,16hr. If a threshold level relaxation to 55 dBLAeq,16hr is required for external areas full justification should be provided.

Code of Practice on Construction and Demolition

Please apply as appropriate to minimise the impact of the demolition and construction on nearby premises.