



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	
Address Line 1	
Address Line 2	
Address Line 3	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Abdulalim

Surname

Khan

Company Name

14333969

Address

Address line 1

55 Nursery Grove

Address line 2

Gravesend

Address line 3

Town/City

Gravesend

County

Country

United Kingdom

Postcode

DA11 7BB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

The approved development involves the establishment of a hot food takeaway (sui generis use) at 44 High Street, Gravesend, DA11 0AY. The relevant planning conditions pertain to the installation and operation of a commercial kitchen extraction system, including measures for odour, fume, and noise control, as well as the external finish of the extraction flue.

Reference number

Application: 20240080

Date of decision (date must be pre-application submission)

28/03/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions to Discharge:

Condition 3: Details of the extraction system including odour and grease control, maintenance, and the type of food to be cooked.

Condition 4: Noise control scheme including a noise survey and post-installation noise levels.

Condition 5: Colour finish of the external elements of the extraction flue and ducting.

Condition 7: No external lighting will be installed on the building.

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

For Condition 3, 4 and 5:

The scheme will be generally as indicated on accompanying drawing no. SL/HSG/V1. Extract from the kitchen will be achieved by a 4200mm long x 1400w x 500 high stainless canopy complete with grease filters and condensate channels. A system of galvanised sheet metal exhaust ductwork will be installed internally and externally to the building from the canopy to a special discharge cowl positioned at roof level, This ductwork system will incorporate an electrostatic precipitator unit, an exhaust fan and an attenuator all of which will be installed internally in the building. The ductwork system will be provided with cleaning access panels. Ductwork passing through the stairs lobby will be 3 hour fire rated and encased.

The purpose of the special cowl at roof ridge level will be to eject the discharge air to atmosphere at high velocity in an upward directed jet motion to reduce the risk of odour problems from the system. This is a well proven method of odour control for kitchen extract systems.

The electrostatic precipitator will carry out the task of removing oil, grease and smoke particles from the system.

The cased fan will be of the cased box type with double skin acoustic panels. The fan will have speed control facilities.

An inline attenuator will be installed in the discharge ductwork after the fan to help reduce noise at the exhaust. The attenuator will be selected to accord with the project noise impact report. The attenuator will incorporate a protective membrane to protect the acoustic media from grease impregnation.

Make up air will be by natural means.

The kitchen wall along the long side of the canopy will be lined with stainless steel sheeting.

A strategy will be put in place for ongoing servicing and maintenance of the plant and system.

For general ventilation, a MVHR unit will be installed at high level ground floor to provide supply air to the ground floor and nominal supply air to the basement. Extract air will be achieved at the unit using a bell mouth inlet and duct connection. The unit shall have ductwork connections for intake and discharge air from and to atmosphere. The inlet ductwork will be thermally insulated.

For Condition 7:

We would like to clarify that we do not intend to install or modify any external lighting on the building. Our proposed changes are limited to:

Signage Update:

We plan to update the shop front signage by changing the name from "Room Forty Four" to "New York3rS" to better reflect our brand identity. This will involve updating the text on the existing signage.

Colour Alteration:

We are considering changing the shop front color from grey to blue to refresh the building's appearance and align with our branding.

These updates are purely cosmetic and will not affect the building's structure or require any changes to the existing setup.

Please find the details in the attachments.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

On 8 August 2024, Senior Environmental Health Officer Julie Oates, Environmental Health Technician Sean Mooney, and Food Safety Officer Richard Beckett visited the site together and met with me to discuss the conditions attached to the planning permission for the change of use from a pub to a takeaway.

They provided invaluable advice on complying with the conditions related to odour control (Condition 3) and noise from the kitchen extraction system (Condition 4). They highlighted the need to carefully review the Decision Notice and the approved plans, which outline the required details for the external flue location.

Ms Oates advised that a qualified kitchen extract engineer should handle the odour control system, while a noise consultant is necessary for the noise assessment. Attached to their advice were the EMAQ/Defra guidance documents, which include the risk assessment needed for effective odour control and noise compliance.

Based on the advice, we have engaged a qualified kitchen extract engineer to address the odour and noise control requirements.

We shared the details provided by the engineer with Ms. Oates. She confirmed receipt of this information and noted that while the submissions appear satisfactory, the odour and noise impact assessments alongside the technical specifications will need to be reviewed to ensure that the conditions are met. She emphasized that all information must be submitted to the planning department for the discharge of conditions.

Ms. Oates clarified that the conditions must be discharged before any works commence on site to install the kitchen extract system.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Abdulalim Khan

Date

22/08/2024