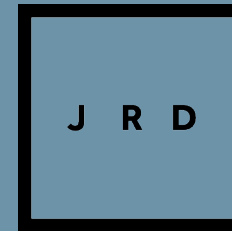


2006
ROSE'S TEA BARN
CLEARING OF CONDITIONS

Revision -



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CLEARING OF CONDITIONS

This document is in relation to application **20210178** regarding the;

'Introduction of tea room (Class E(b)) to existing mixed use barns including the erection of a single storey infill extension and two external staircases; the insertion of new windows and roof lights and alterations to existing fenestration; the provision of parking area with in and out access; internal layout alterations; the re-organisation of external storage containers and boiler enclosure and associated landscaping and external works' dated **2nd March 2021**

The information supplied within this documents seeks to clear the following conditions;

Condition 3: Drainage Report
Condition 4: Code of Construction Practice
Condition 5: Material Samples
Condition 6: Landscaping
Condition 7: Site Access & Highways
Condition 8: Lighting
Condition 9: Kitchen Extraction system

The remaining conditions, listed below, have been acknowledged and brought to the attention of the Applicant and Land Owner, including:

Condition 1: Time period for commencement of works
Condition 2: Building in accordance with Approved Documents
Condition 10: Car Park
Condition 11: Cycle Storage
Condition 12: Refuse Storage
Condition 13: Opening Times
Condition 14: Protection of 20th Century Wall

** Please note that drawings shown are not to scale unless otherwise stated*

** Extracts from planning approval 20210178 will be highlighted in [blue](#) for clarity*

CONDITION 3: DRAINAGE REPORT

Extract from Planning Approval:

'No development shall take place until a comprehensive report from a competent drainage contractor has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of:

- The existing drainage system, including a plan showing the location of the septic tank and its drainage field,*
- The capacity of the drainage system, its condition, and recommendations by the drainage contractor on its suitability for the proposed development.*
- If the existing drainage system is not suitable, comprehensive details of a proposed replacement drainage system must be provided.*

Whether the existing drainage is suitable or a new system is required, details of how the kitchen waste water will be suitably disposed of to ensure oil, fat and grease do not block the drainage, shall also be provided.'

A drainage report was commissioned for the site to determine the current condition of the existing cesspit and to understand if it will be able to cope with a potential increase in use.

It was shown that the existing drainage and cesspit will be adequate for the proposed commercial purposes.

The full report has been submitted as part of the application labelled '**2006 Roses Tea Barns Drainage Survey**'

In regards to how kitchen waste water will be dealt with, a kitchen designer has been approached to specify a suitable system. With this, a grease trap has been proposed that is suited to the size and purpose of the kitchen. Manufacturers details of product as follows;

Grease Trap Details:

- Name: **Grease Guzzle HDPE 100 Litre Automatic Grease Trap - P-P100AUTO**
- Manufacturer: Grease Traps UK
- Product Code: P-P100AUTO
- Dimensions: L900 x H430 x D400 mm
- Complies to BS EN 1825-1 2004 standards
- Designed to BS EN 1825-2 2002 standards

Technical Specification:

- Inlet/Outlet (mm) 50

- Capacity to Inlet/Outlet (L) 100
- Flow Rate (Litres Per Minute) 89
- Dimensions (mm) 900L x 430H x 400D
- Weight (kg) 25
- Centre Height of Inlet (mm) 320

Features:

- Automatically separates over 95% of FOG
- Smooth surface assists easy and complete cleaning, faster and using less water, up to 50 years of life
- Extremely tough rotomoulded construction with smooth interior to assist with cleaning
- Ideal for restaurants, small to medium sized hotels, commercial kitchens and all takeaways for up to 160 covers a day utilising 2 - 3 sinks per unit
- UK designed and manufactured using fully recyclable materials, very easy to install with no maintenance just the occasional removal of the FOG
- Polyethylene is non porous UV stable and does not react to corrosive acids, salts etc also does not harbour or grow bacteria or fungi
- Featuring removable inlet flow control disc, end clamping of lid to base so can be pushed up against a wall and easily remove lid, enhanced flow diverter tank rib to assist separation, twin seal to avoid possible smells

CONDITION 4: CODE OF CONSTRUCTION PRACTICE

Extract from Planning Approval;

'No development shall take place until a comprehensive Code of Construction Practice covering all environmental impacts of this development is provided by the applicant and submitted for approval to the Local Planning Authority.'

The approved scheme shall include details of;

- Hours of work during the construction period,*
- Delivery times for materials,*
- Parking of vehicles of site personnel and visitors,*
- Loading and unloading of plant and materials,*
- Storage of materials*
- Wheel washing proposals.*

The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.'

The build will partially be completed and managed by the applicant, therefore, they have supplied the following information in regards to the construction process. The applicant confirms they will adhere to the following code and ensure all sub-contractors are aware of it also;

1. Hours of working during the construction period: 08:00 - 16:00 Monday - Friday
2. Delivery times for construction materials: Within 'working hours'
3. Parking of site personnel & visitors vehicles: Within the existing site car park, off road
4. Loading / Unloading of plant & materials: Within the existing site car park, off road
5. Storage of construction materials: Securely within the existing barns or within the existing containers already on the site
6. Wheel washing facilities: Within the existing site car park. If debris are dropped on the road, Church Lane, they will be swept up and removed when necessary.

CONDITION 5: MATERIAL SAMPLES

Extract from Planning Approval:

'Notwithstanding the details included on the approved plans, prior to the commencement of any above ground works, details and samples of all external facing materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

(i) window details, to include double flush timber casements on the ground floor; (ii) cladding; (iii) roof materials; (iv) rainwater goods.

The development shall be implemented in accordance with the approved details.'

The following page addresses the request for details of the following including sample images and manufacturer details where applicable.;

- Windows,
- Cladding,
- Roof materials
- Rainwater goods

ROOFING



The existing sheeting over the two barns will be retained as it is. If repairs are necessary to keep the building(s) weather-tight or habitable, a like-for-like replacement will be used. With this in mind, as described in the approved documents, there will be no change.

The only new element of roofing will cover the proposed single storey extension connecting the two barns. The area of roof accounts for 10sqm and is intended to be 'walk-on' and serve as access/escape to the existing upper levels therefore a composite timber is proposed that will provide a hard wearing solution that is non-slip and will match the character of the building.

This material will not be visible from the public realm, and only visible when accessing the private space.

From Left to Right

- Photograph of the existing pitched roof retained as approved.
- Composite timber decking to cover the walk-on flat roof out of view

RAINWATER



The existing rainwater goods are a combination of grey goods (material currently unknown) and newer additions which are black plastic.

All new rainwater goods will be black plastic to match the existing. New rainwater goods are mostly positioned at the rear of the site out of view from the road.

From Left to Right

- Photograph of the existing rainwater goods
- Image showing the existing combination of grey and black rainwater goods

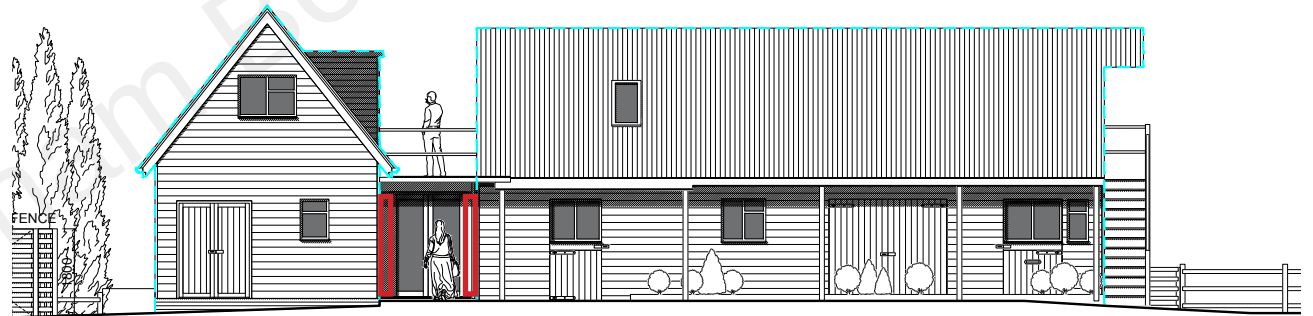
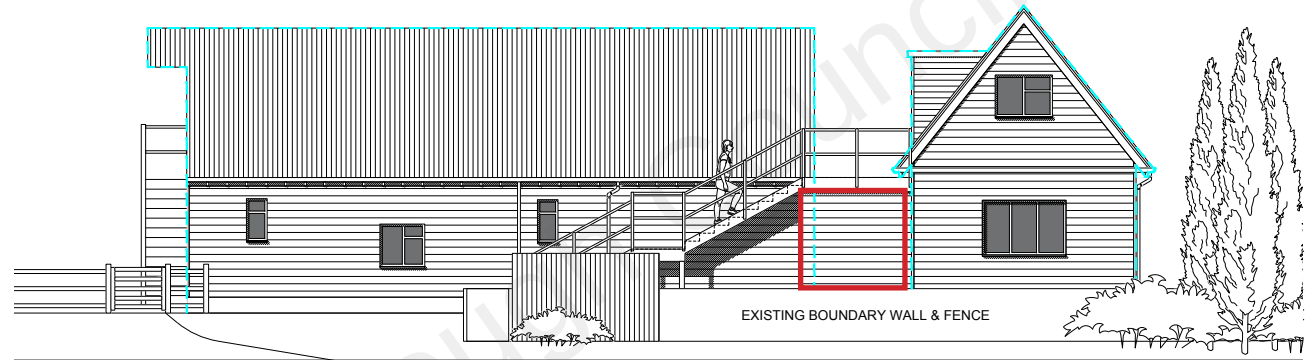
CLADDING



The existing black timber cladding is to be retained and unchanged as approved in the previous application.

If repairs are needed due to cladding boards becoming loose and exposing the structure beneath, they will be repaired if possible or replaced with like-for-like.

The new timber cladding to the infill extension will be timber, the same profile, and painted black to match the existing cladding exactly.

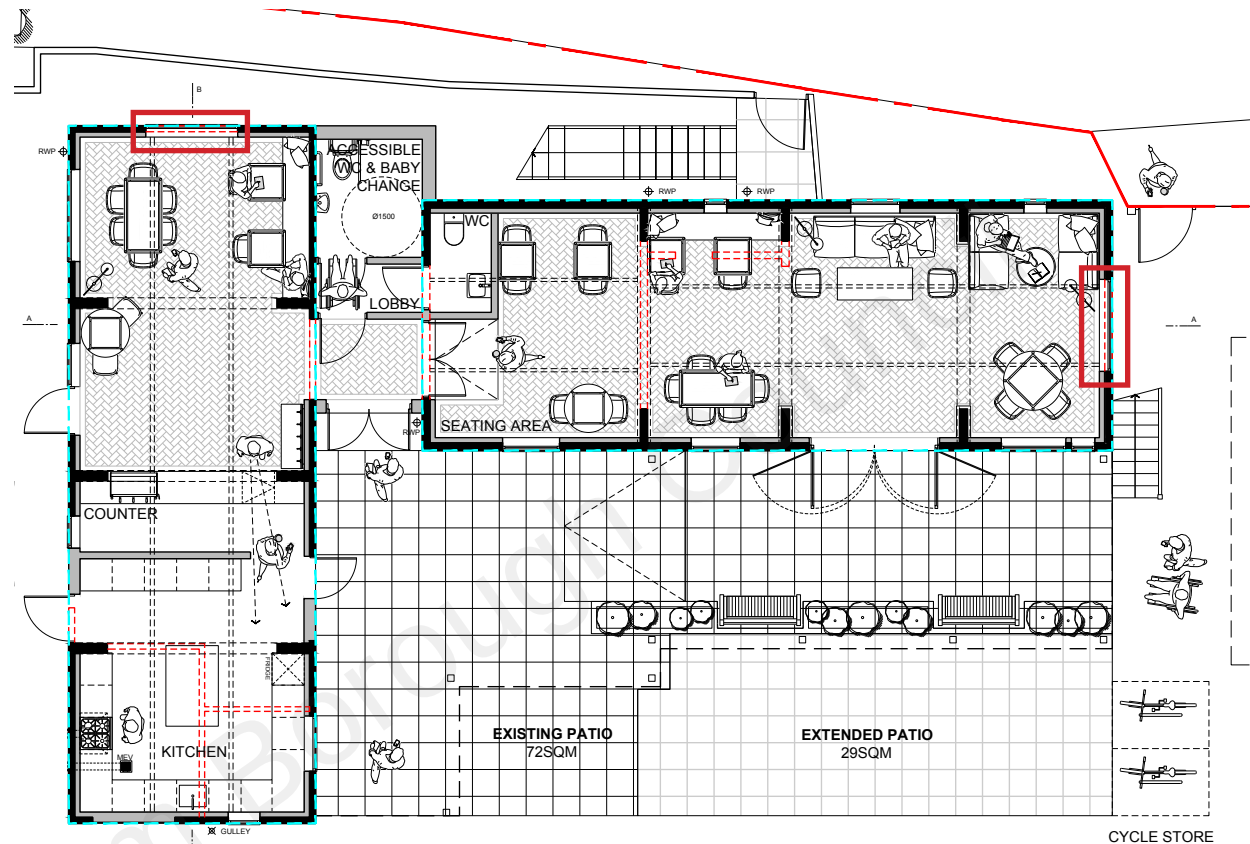


From Left to Right

- Existing Cladding

- Elevations highlighting in red the areas of new cladding (approved document 2006 P-122E)

WINDOWS



As expressed in the planning application, there are two new windows which are both located on the ground floor.

All existing windows are timber frame with single pane glass. To improve the thermal efficiency of the building, reduce energy usage, and to create a comfortable environment, all existing timber windows will be retained and refurbished by a specialist including any necessary repairs, replacing the single pane glass with a double glazed panel, and re-painting the frames black to match the existing. The external appearance and configuration will remain unchanged. The two new windows will also be timber, painted black, and double glazed to match the existing.

To suit the character of the building, the decision to keep all windows as timber was important whilst also taking the opportunity to improve the sustainability, comfort, and longevity of the barns.

From Left to Right

- Image of existing windows visible from the road
- Ground floor plan highlighting the new windows in red (approved document 2006 P-110E)

CONDITION 6: LANDSCAPING

Extract from Planning Approval;

'Within three months of the development commencing, a scheme detailing the proposed hard and soft landscaping associated with the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- (i) the type and species of planting to be carried out to include their quantity and size;*
- (ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes;*
- (iii) a timetable for implementation;*
- (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures;*
- (v) the extent of, and materials for all areas of hardstanding;*
- (vi) the type, materials, height and extent of any fences, gates, walls or other means of enclosure.*

The approved landscaping scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.'

Throughout the planning process it was evident that there was a clear desire from the Local Authority to cause minimal impact to the site which was accepted and adopted into the scheme. With this, the Applicant has confirmed there will be no new planting as stated in the approved documents. If any planting is added, it will temporary and contained within movable flower pots.

As no new planting is taking place, a timetable of planting is not necessary.

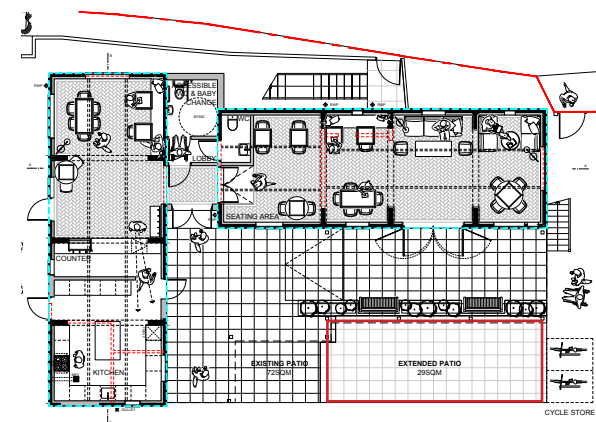
In regards to aftercare, this will be carried out on a regular basis by the Church as it is presently, and has been for a number of years.

New paving will be concrete slabs to match the existing, as shown in the accompanying picture.

It is acknowledged that any planting damaged as a result of the works will be replaced like for like.

From Top Down

- Image of the existing paving*
- Site Plan highlighting the area of new paving in red (approved document 2006 P-110E)*



In regards to the second point referencing;

'(ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes'

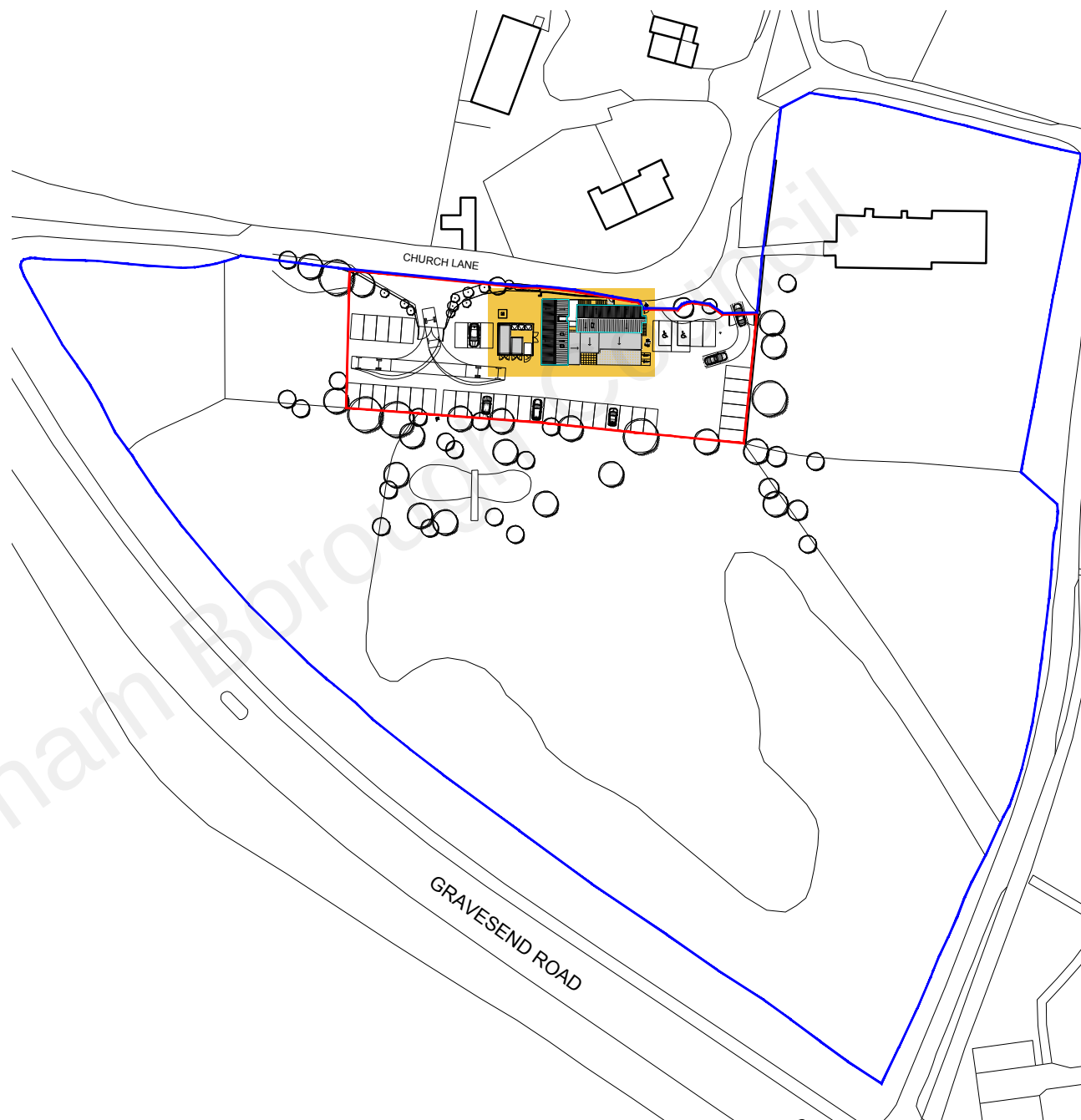
The proposal has ensured that no existing planting, shrubs, grassland or areas currently used for nesting have been removed as part of the works.

None of the existing structures are currently used for the nesting of animals and the Church are proactive in maintaining an expansive area of natural landscape more suitable for supporting & promoting biodiversity located to the South of the two barns including trees, hedgerows, expanses of grassland and a pond.

This is illustrated in the attached plan (approved document 2006 P-099) highlighting that the proposed area of works in question (shown using a yellow hatched area) account for a small percentage of a much large site more suitable for promoting biodiversity, away from the road and the built environment which could potentially be dangerous to animals.

With this, it is felt that the area outside the boundary of this application shown in red, is a more suitable location for promoting biodiversity compared to the works contained within this application.

- Site Plan showing the boundary of the site in Blue (approved document 2006 P-099).



CONDITION 7: SITE ACCESS & HIGHWAYS

Extract from Planning Approval:

'The tea room hereby approved shall not become operational until the following has been carried out and the details of this submitted to and approved in writing by the Local Planning Authority:

Any gates to open away from the highway and to be set back a minimum of 6.0 metres from the edge of the carriageway.

Use of a bound surface for the first 5 metres of the access from the edge of the highway.

Construction of a passing bay between the access and Gravesend Road in a location shown in the application documents prior to occupation of the new facilities.'

Please turn to the following page for the proposed plan for the 'passing' location;

1. The existing gates will be retained and are beyond 6 meters from the road as shown.
2. The attached plan demonstrates the area of 'bound surface'
3. As previously submitted, the attached plan highlights the designated passing area as per the specification previously supplied by the Local Authority. As shown, the actual space available for passing, as existing, is notably longer than the required area.

PLANNING CONDITION 7:

Construction of a passing bay between the access and Gravesend Road in a location shown in the application documents prior to occupation of the new facilities.

Vehicle passing place to be a minimum width of 5.5m x 12m long excluding tapers.

As shown, the existing arrangement is able to accommodate an appropriate size passing place without alteration. If when measured on site the existing arrangement cannot accommodate the passing place shown, allow for the existing low level landscaping to be reduced.

PLANNING CONDITION 7:

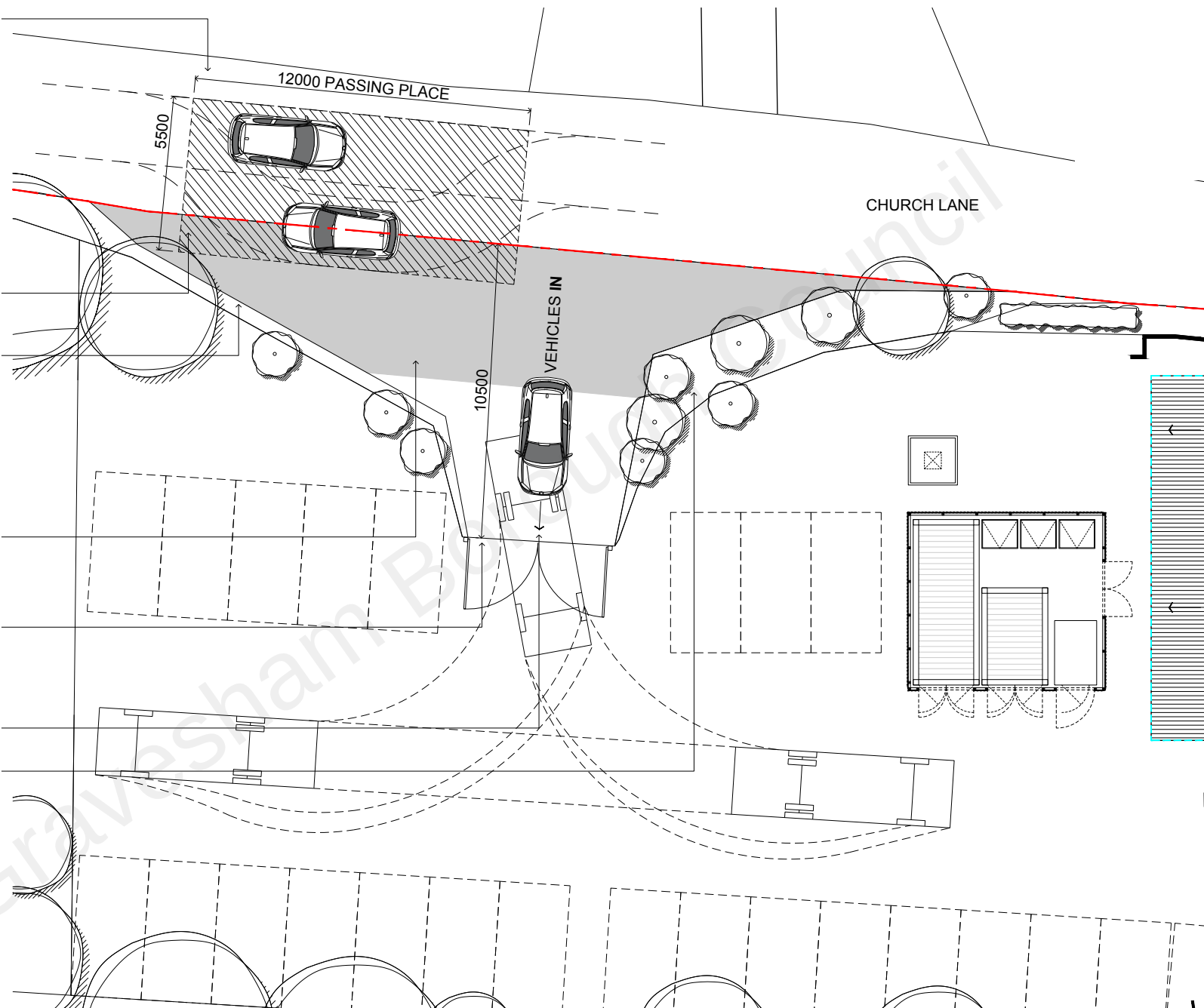
Hatch Indicates area to be a 'bound surface' 5 metres from the edge of the highway.

PLANNING CONDITION 7:

Any gates to open away from the highway and to be set back a minimum of 6.0 metres from the edge of the carriageway.

New 'one-way' system implemented on site

Unobstructed vision splay to be maintained by ensuring the planting either side of the entrance onto the site is no higher than 1m. Visibility splay to be at least 43m x 2.4m x 43m.



CONDITION 8: LIGHTING

Extract from Planning Approval:

'Prior to the installation of any external lighting, details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include a suitable report detailing and explaining the lighting impact of the scheme on neighbouring and permitted light sensitive properties and confirm compliance with The Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light such that its impact on existing and permitted residential properties is not greater than that found for Environmental zone E2 in table 1 of the ILE guidance notes.

This shall include suitable predictions of light intrusion on the vertical plane demonstrating and explaining:

- a) The source intensity at predicted and existing light sensitive properties' windows (the maximum source intensity to be seen by looking at any of the development's lights)*
- b) The vertical illuminance at light sensitive properties' windows (how much light falls onto a window).*

Once fitted, a suitable post installation report shall be provided demonstrating compliance with the above standard and any works identified as being required shall be carried out prior to the first operational use of these lights. The external

lighting shall be installed in accordance with the approved details and no additional lighting shall be installed without the prior permission in writing of the Local Planning Authority.'

The applicant has confirmed there will be no new external lighting. The existing external lighting will be utilised. As a result, it is felt that a report is not applicable.

CONDITION 9: KITCHEN EXTRACTION SYSTEM

Extract from Planning Approval:

'Prior to the tea room hereby approved becoming operational, a suitable scheme for a kitchen extraction system shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be based on the guidance provided in the "Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems - Annex B - Information Required To Support Planning Application For Commercial Kitchen."

The approved scheme must be installed and commissioned by a competent ventilation engineer prior to first operation, to the satisfaction of the Local Planning Authority and be made available for inspection if requested.'

A professional kitchen designer has been approached to draw up a proposal suited to the kitchen size and output. Within this proposal are details of the extract system as requested.

The ventilation system will be installed in accordance with industry guidance and the accompanying document 'Nelson Kitchen Ventilation Guide', and the following information has been provided by the Applicant's consultant;

Consultant Information supplied by 'Classic Ventilation Limited':

EXTRACTOR FAN:

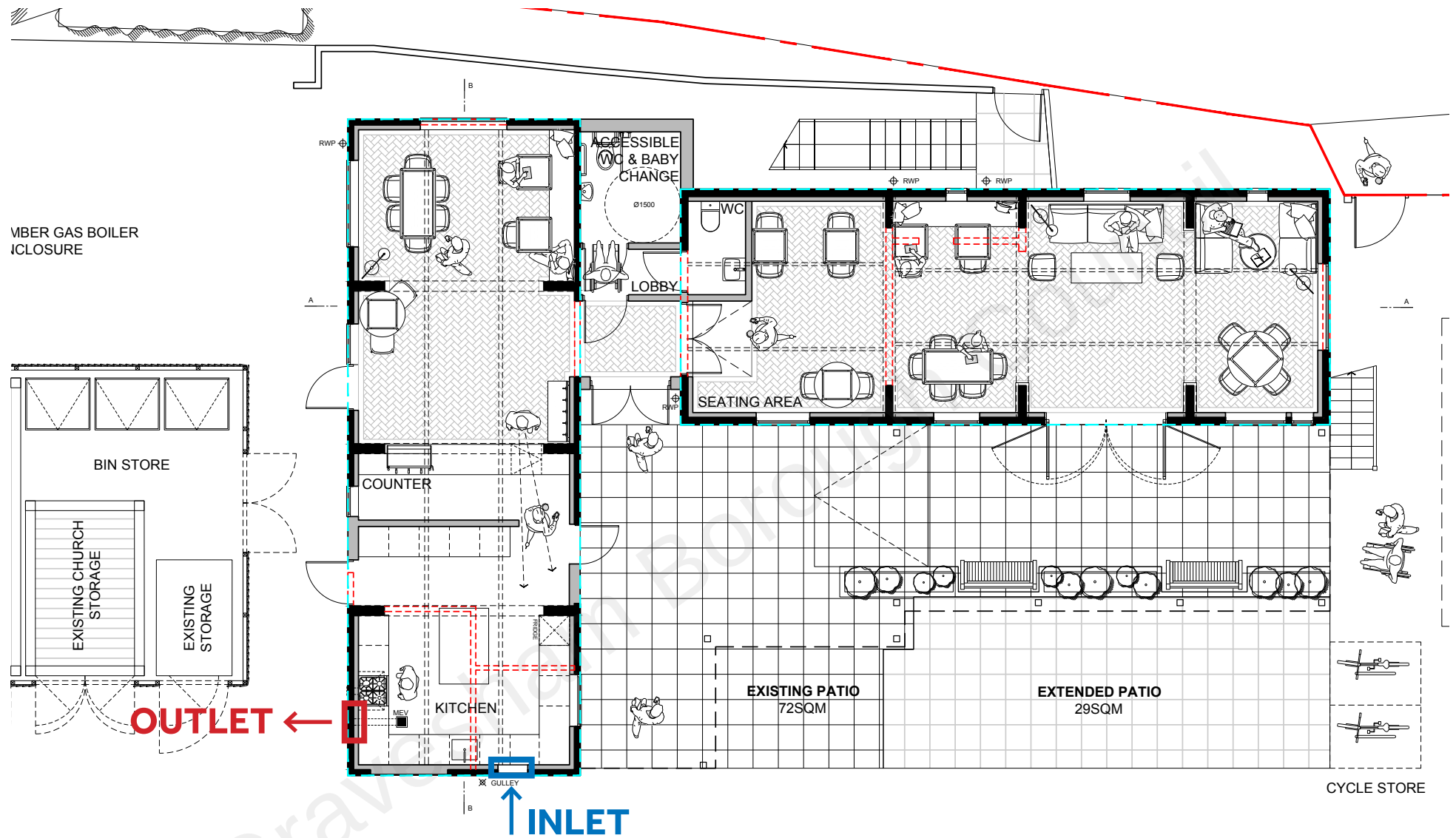
- HELIOS GBD EC T120
- 670 X 670 X 670
- FLOW /RATE 6750M3/S
- 45 DBA
- MOTOR LOCATED OUTSIDE AIR /FLOW

STAINLESS STEEL CANOPY:

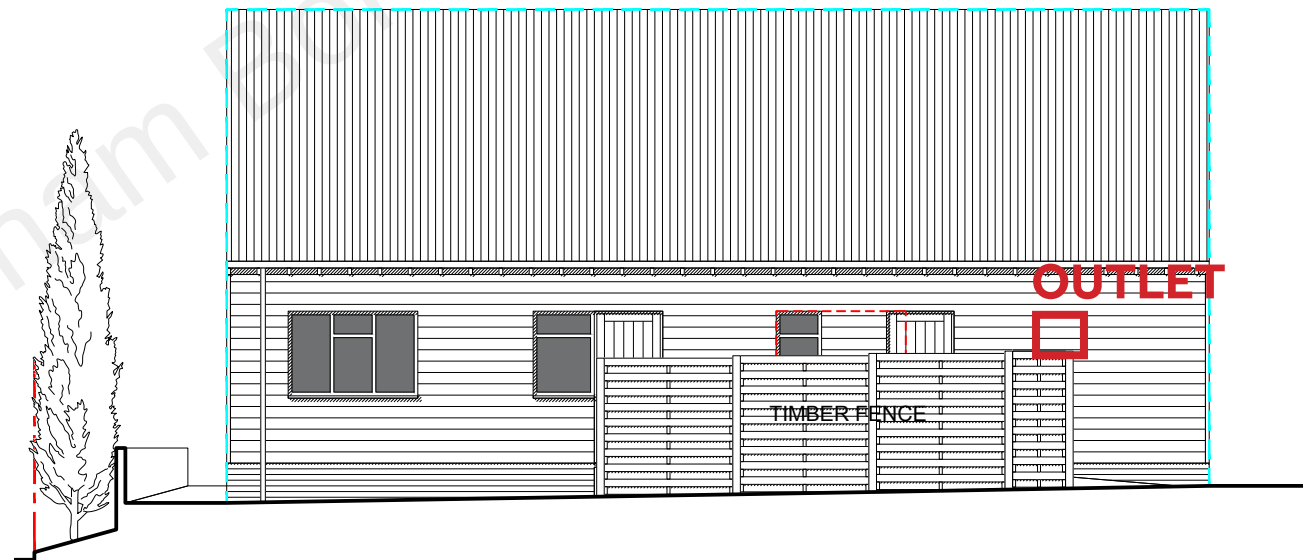
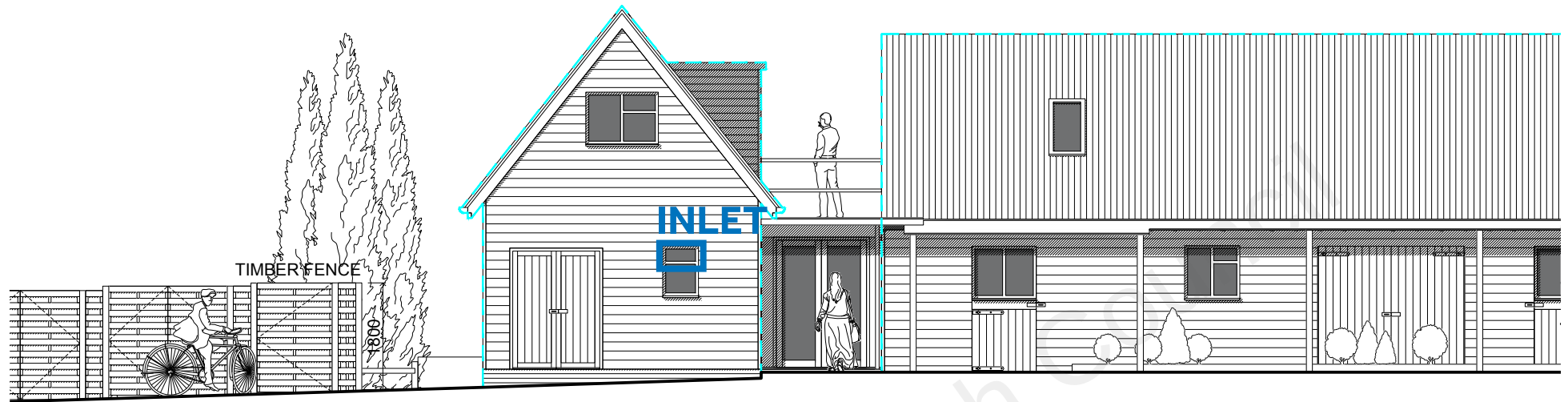
- 4300 X 1200 X 500
- GRADE 340
- STAINLESS STEEL WALL SHEETS
- BAFFLE FILTERS HEAT/PROOF
- COMPLETE WITH HANDLES
- LED LIGHTS WITHIN CANOPY
- CARBON FILTERS GENERAL ODOUR REMOVAL

SUPPLY FAN:

- HELIOS GB 355
- F/RATE 3060M/S
- 38 DBA
- PRE/FILTERS



01. Approved Ground Floor Plan highlighting the location of inlet & outlet



From Top Down
 01. Front Elevation
 02. West (Side) Elevation

ADDITIONAL CONDITIONS

The following conditions have been recognised and noted on the drawings for future reference and to ensure they are adhered to in full by the Applicant, Contractor and End User.

- The existing car park in its current arrangement already provides the approved area for parking, turning area and accesses as noted.
- Cycle storage has been shown on the approved plans.
- The proposed refuse storage is to be built in accordance with the approved plans.
- The wall along the North Boundary is to be protected throughout the build and will remain unchanged.

Condition 10: Car Park

'The development hereby approved shall not become operational until the car parking, turning areas, and accesses shown on the approved drawings have been fully provided and made available for use. These facilities shall be retained for use at all times thereafter.'

Condition 11: Cycle Storage

'The development hereby approved shall not become operational until the cycle storage facilities shown on the approved drawings have been fully provided and made available for use. These facilities shall be retained for use by site users at all times thereafter.'

Condition 12: Refuse Storage

'The approved refuse storage facilities for the development hereby approved shall be provided prior to the development hereby permitted first becoming operational, and shall thereafter shall be retained for such purposes at all times.'

Condition 14: Protection of 20th Century Wall

'No demolition or other works shall be undertaken to any remaining early 20th Century above ground structures remaining on the site, specifically relating to the masonry wall adjacent to Church Lane, unless otherwise indicated on the approved plans identified in Condition 2 of this decision notice.'

Gravesham Borough Council

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