



planning direct



Discharge of condition 4 related to application 20211061 :
Change of use of a shop (class E) to a hot food take away
(Sui Generis) with installation of an extractor/vent system at
148 Parrock Street, Gravesend, DA12 1EY.

On behalf of: I. Mandizha

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Date: 13.06.2022

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Introduction

This discharge of condition 4 application is related to application 20211061, decided on 12 January 2022, for the Change of use of a shop (class E) to a hot food take away (Sui Generis) with installation of an extractor/vent system at 148 Parrock Street, Gravesend, DA12 1EY.

Condition 4:

Condition 4 reads as follow:

Notwithstanding the approved plans and details, prior to installation of the ventilation extraction system, details of the ventilation system including a detailed cross section showing the design of the entire extraction system intended to be installed, including details of the filtration system to be used, dimensions of ductwork, including height above roof level, and location of noise mitigation measures of the system as recommended in the Noise Impact Assessment by Venta Acoustics ref. VA3730.210818.NIA1.1 and details of the ductwork external finish shall be submitted to and approved in writing by the Local Planning Authority. The approved equipment shall be installed prior to the commencement of the use hereby permitted and shall thereafter be operated at all times during the operating hours of the relevant use and maintained in accordance with the manufacturer's instructions.

Reason :

In the interest of protecting residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Document submitted:

In order to discharge condition 4 the following documents are submitted:

- Annex E - NIA.pdf
- 148 Parrock street-E102.pdf
- ac3.3_baffle-type-grease-filters.pdf
- ATAYI KEEN FORK GRV.pdf
- FG_AFE Group Estoc PowerBox Technical Catalogue_technical_UN (4).pdf
- FG_BDER Circular Technical catalogue_technical_UN.pdf
- Sitesafe Carbon Filters.pdf

Conclusion:

In conclusion the ventilation extraction system details submitted along side this discharge of condition, for this modest take away, has at its core, to minimise the adverse impact, such a small eatery, might have on the neighbouring amenity.

This is achieved by a carefully thought extraction system, designed in accordance with the submitted noise assessment.

As such this ventilation extraction system, hereby proposed is in accordance with the relevant Gravesham Local Plan Core Strategy Policies, and condition 4 attached to the approved planning application 20211061 should be duly discharged.

We invite the Local planning authority to bring any potential queries arising with this application at the earliest opportunity, in order that clarifications can be provided and/or solutions agreed where appropriate.