

DESIGN ACCESS & STATEMENT

Dear Sir or Madam,

Proposed Variation of Condition 4 of Planning Approval. Reference Number 20200399 to allow for the outlet to be used for African Steak House at 9 Brew-house Yard, Gravesend, Kent DA12 2EJ Gravesham.

A Design & Access Statement is a document that explains the thinking behind a Planning Application, to show that the applicant has thought carefully how everyone, including disabled people, older people & young children will be able to use the proposed dwelling. The Design Statement should be read in conjunction with drawing numbers respectively; **060100, 060101, 060102, 060103, 060104, 060105** being the drawings for the above works.

Further to condition 4, pre-application reference 'PRE20210378' were considered and necessary changes made. Please see Design and Access Statement for responses given.

Advices given from application reference: PRE20210378 & 20200399

- Condition 4 of this permission requires the submission and approval of details of the proposed kitchen extraction system. This condition is reproduced in full below:
- 4. The use hereby approved shall not commence until the proposed kitchen extraction system has been installed in accordance with the details, which shall first have been submitted to and approved in writing by the Local Planning Authority. Those details shall include noise attenuation measures relating to the fan motors, and abatement measure concerning the filtration/treatment of odours, which shall also ensure that the top of the proposed extraction flue is at least one metre above the existing windows of the building. In addition, the drainage serving the proposed kitchen shall be fitted with a grease separator or other means of grease removal prior to commencement of use hereby approved. All measures relating
- The new odour and noise impact assessment were added to this proposal. Additionally, the entire extraction system contained within the unit. Therefore, there will be no visual impact alongside obstructions for adjacent side way. Additionally, there was a comment regarding grease catcher for drainage system of subject restaurant. The system will be installed once the planning permission is in order. Site inspection is always possible through agent.

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Highway issues

- The Council's Highways Development Management Officer has been consulted on your proposal. He has noted that the proposed extraction flue appears to overhang the public highway. This can be seen from the following image from Google Street View, which shows that the road adjacent to the property is subject to a waiting restriction. As the flue would overhang the highway, the approval of the highways authority would be required. Section 178 of the Highways Act 1980 states the following;
- Potential Hazards were considered and high filtration equipments were preferred (Please see: Odour Assessment and Filtration and Maintenance Assessment alongside drawings submitted) and entire system altered and self contained within the commercial unit. Flue will be extracted from louvers located at side elevation please see drawing number: **060104**.

Please do not hesitate to contact for further information.

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