



Delegated Report

Planning Application

Application no: 20240841

Location: Authentic Turkisk Kitchen 147 Parrock Street Gravesend Kent

Description: Application for the approval of conditions 5 and 6 attached to planning permission reference number 20221254 relating to odour and noise control of the extraction/ventilation system.

Applicant: Mr YUSUF AYDIN

Submitted Documents/Plans

Application Form;
Kitchen Extraction System Commissioning Report – Prepared by Goya Works Dated November 2025;
Post Verification Report – Prepared by Sound Licensing Limited;
Plant Noise Impact Assessment Report – NIA-D12-R00 – Prepared by EMC Acoustics;
Helios GB Acoustic Jacket Details;
Ventilation & Extraction Installation Certificate – Signed Goya Works 18/08/2024;
Letter Dated 8th September 2025 – Koban Metal LTD;
Site Photos x5;
Site Plan - PS-MAC-20-09-P01;
Existing Plans (Unnumbered); and
Existing Front Elevation & Section (Unnumbered).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230754	Application for the approval of conditions 5 and 6 attached to planning permission reference number 20221254 relating to odour and noise control of the extraction/ventilation system.	Refusal of details	27.02.2024
20221254	**REVISED DESCRIPTION** Application for the variation of conditions 2, 5 and 6 attached to planning permission ref. no. 20200615 for change of use from former Use Class A1(shops), now within Class E (Commercial, Business and Service) to what was Use Class A5 (hot food takeaway), now a Sui Generis Use (Hot Food Takeaway), to allow changes to the approved drawings; changes the front signage display; changes to the odour extraction and ventilation systems; and change of use from pizza takeaway.	Permitted	28.02.2023

Consultations, Publicity and Representations

GBC Environmental Protection

03 February 2025 –

Condition 5 - In terms of odour control, the submitted information shows that the specified level and type of filtration have been installed as per the documents detailed in the condition. However, I can't see that information has been provided relating to minimum discharge rates – this information is needed in order to comply with the requirements of the condition.

Until this information has been demonstrated/provided by a competent ventilation engineer, the condition can't be discharged.

Condition 6 - The Post Verification Report by Sound Licensing dated 29/7/2024 (Rev 1.0) indicates that noise levels from the equipment at the time of testing were 8dB above background which is obviously not compliant with the requirements of the condition. The report advises that in order to achieve the required design target of 10dB below background, additional noise mitigation is needed. An additional atmospheric side silencer and an acoustic jacket on the extractor fan are recommended. This is predicted to enable noise levels to be 11 dB below background which is compliant with the condition.

The document by Goya Works (listed on file as 'post verification report'), advises that these works have been done. The photo on page 2 of the report labels/shows the external layout which is in accordance with the plan submitted with 20221254 (existing Front Elevation and Section dated 11.11.2022). However, the additional silencer (post fan) and acoustic fan jacket around the extract fan do not appear to be present. In this respect, it appears that the required additional mitigation works have not been fully implemented. I am also concerned that a representation from a local resident highlights noise as a problem.

Therefore, until the recommended additional mitigation works have been installed/undertaken, Condition 6 cannot be discharged. These works must be undertaken as soon as possible as it is obvious that the premises is now trading, and this condition was to have been dealt with prior to use commencing.

05 November 2025 –

Condition 5 - In my last response dated 3rd February 2025, it was highlighted that information relating to minimum discharge rates could not be found. The condition requires the following:

'....a commissioning report must be provided and approved in writing by the Local Planning Authority to verify the installation and ensure minimum discharge rates are included.'

I still can't see that information relating to the discharge rates has been provided and this is still needed in order to comply with Condition 5.

Condition 6 - The installation of the acoustic jacket and silencer as per advice in the previous noise assessment is noted.

An updated 'Plant Noise Impact Assessment' dated 13 October 2025 (Ref: NIA-DA12-R00) has been submitted and reviewed. This includes on site noise measurements to verify the existing/post completion noise levels. The measurements are cited as having been taken from 12:15 pm Thursday 2 October to 12:15 on Friday 29 September 2025 in section 3.3.1 of the report. This is obviously an error as Table 3 indicates that the monitoring took place over 24 hours.

Noise modelling has been used to establish noise levels at the nearest noise sensitive dwelling (no 146 Parrock Street) and demonstrate that the system does now comply with the criteria of being 10dB below the existing background levels.

Based on the report, there is no objection to condition 6 being fully discharged.

18 December 2025 –

In relation to condition 5, the required discharge rates/airflow rates have been demonstrated. There is no objection to the condition being discharged.

Officer's Analysis

This application seeks to discharge conditions 5 and 6 attached to planning permission reference 20221254.

Condition 5 states:

5. *The kitchen extraction/ventilation system shall be installed as set out within the 'Odour Report' dated 15/11/2022 by Goya Works, 'Ventilation Statement' dated 15/11/2022 by Goya Works and the proposed plans before the use as hereby permitted first commences. The extraction/ventilation system as installed must not be used outside the permitted operating hours of the premises. The system shall be maintained in accordance with the submitted reports and documents thereafter.*

The installation and commissioning of the extract system must be undertaken using a competent ventilation engineer in accordance with approved details, and a commissioning report must be provided and approved in writing by the Local Planning Authority to verify the installation and ensure minimum discharge rates are included. The extraction and odour/fume control equipment shall be maintained and operated in compliance with the approved scheme, with no new plant or ducting system to be used without the written consent of the Local Planning Authority.

This condition was attached to ensure that the amenity of residential occupiers is safeguarded in relation to odour.

The Councils Environmental Protection Officer has reviewed the above information submitted in support of the application to discharge condition 5. They have confirmed that the details are acceptable and there is no objection to the condition being discharged. It is therefore recommended that the details are approved and Condition 5 is discharged.

Condition 6 states:

6. *The kitchen extraction/ventilation system shall be installed in accordance with the details and specification as set out within the 'Noise Impact Assessment Report - Kitchen Extract System' dated 17/11/2022 by Sound Licensing Ltd, 'Ventilation Statement' dated 15/11/2022 by Goya Works, 'Vibration Assessment and Kits' dated 17/11/2022 by Goya Works and the proposed plans before the use hereby permitted first commences.*

The installation and commissioning of the extract system must be undertaken using a competent ventilation engineer in accordance with approved details, and a commissioning report must be provided and approved in writing by the Local Planning Authority to verify the installation. This report must include post completion noise levels taken at the nearest independent noise sensitive premises in order to demonstrate that the rating level of the noise emitted as a result of the extraction equipment running does not exceed the existing background noise level by more than - 10dB at the nearest independent noise sensitive premises when measured and assessed in accordance with BS4142:2014. If this level cannot be complied with, a scheme of further noise mitigation measures needed to achieve the required level must be submitted for approval. After installation of the approved plant, no new plant or ducting system shall be used without the written consent of the Local Planning Authority.

This condition was attached to ensure that the amenity of residential occupiers is safeguarded in relation to noise.

The Councils Environmental Protection Officer has reviewed the information submitted in relation to the discharge of Condition 6 and has confirmed that updated 'Plant Noise Impact Assessment' shows that noise modelling has been used to establish noise levels at the nearest noise sensitive dwelling (no 146 Parrock

Street) and demonstrate that the system does now comply with the criteria of being 10dB below the existing background levels. It is therefore considered that the details are acceptable and this condition can be discharged.

Recommendation

Discharged conditions 5 and 6 attached to planning permission reference number 20221254.

Case Officer:	Ade Lawal	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23 rd December 2025	Dated:	29th December 2025