



Delegated Report

Application No: 20240446

Location: The Page, 1 Parrock Street, Gravesend DA12 1EW

Description: Application for approval of condition 3, 4 and 5 attached to planning permission reference number 20210321 relating to details of materials to be used externally on the kitchen extension (3), details of the materials, colour and fixings of the retractable roof (4) and details/location of external ducting and noise attenuation measures of any extract ventilation system and odour control equipment (5).

Applicant: Sadiq Muritala

Submitted Documents/Plans

Application form
Drawing no. PS-A-P1 rev A (proposed block plan)
Drawing no. PS-A-P3 rev A (proposed plan)
Acoustics Survey
Technical information of the Silent box fan unit
Parts Specification
Retractable Roof Specification

Relevant Planning History

20210321 Application to erect a retractable roof over the existing beer garden and the erection of a side extension to provide a kitchen in order to allow food to be served ancillary to the main use.

Approved 21.07.2021

Consultations, Publicity and Representations

GBC Environmental Protection

Conditions 3 and 4 are not relevant to Environmental Protection. The following comments are made with regards to condition 5:

Condition 5 (kitchen extract system – noise and odour):

As with previous discharge of condition application, information relating to odour control and filtration is deemed acceptable.

The submitted 'Kitchen Extract Noise Survey' by JG Acoustics dated 17th May 2024 (Report Ref: PAG-002A-V001) has been reviewed. This demonstrates that with regards to the flats opposite in

Manor Road, the installed extract system is unlikely to cause a problem in terms of noise or vibration. A BS4142 assessment has been undertaken and demonstrated that noise levels at these receptors will be 8dB below existing background noise levels which is acceptable.

However, no reference has been made to the flats above The Page Lounge. It is understood that these are let out separately and not associated with The Page Lounge. If this is the case, the assessment needs to be revised in order to address the noise impact at the flats above. This advice was given to planning in an email dated 3rd June in response to an enquiry received by them from the applicant.

This position needs to be clarified and it is recommended that the condition is not discharged until the position has been agreed as a revised noise assessment may be needed.

The applicant has confirmed that there are no independent flats at first floor. This has been corroborated by Royal Mail and GBC Council Tax. As there is no evidence to the contrary no concerns are raised with regards to impact on amenity.

Analysis

Condition 3

3. *All materials used externally on the kitchen extension herein approved shall match those of the existing building.*

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policies CS19 and CS20 of the Core Strategy 2014.

This condition does not need to be discharged.

Condition 4

4. *Prior to its installation, full details of the materials, colour and fixings of the retractable roof, shall be submitted to and approved in writing by the Local Planning Authority.*

Reason: To Safeguard amenity and the appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Core Strategy 2014.

The applicant has submitted plan PS-A-P3 rev A, product specification and product leaflet in support of discharging this condition. These are the same details that have been submitted previously and are acceptable. The flue should be painted white in colour in order to appear less obtrusive and the applicant's agent as confirmed this will be done.

Condition 5

5. *Prior to the installation of any extract ventilation system and odour control equipment for the kitchen full details, including details/location of external ducting and noise attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved equipment shall be maintained in accordance with the manufacturer's instructions.*

Reason: In the interest of protecting the appearance of the Conservation Area and residential amenity, in accordance with Local Plan: Core Strategy Policies CS19 and CS20.

The submitted 'Kitchen Extract Noise Survey' by JG Acoustics dated 17th May 2024 (Report Ref:

PAG-002A-V001) has been reviewed and demonstrates that with regards to the flats opposite in Manor Road, the installed extract system is unlikely to cause a problem in terms of noise or vibration. A BS4142 assessment has been undertaken and demonstrated that noise levels at these receptors will be 8dB below existing background noise levels which is acceptable. There are no independently let flats above the Page Lounge and therefore no concerns are raised in terms of impact on any other neighbouring property in terms of noise or vibration. Condition 5 can therefore be discharged.

Recommendation:

Discharge conditions 3, 4 and 5.

See draft Decision

Case Officer: Alison Webster	Team Leader: Miss Faye Hobbs
Signed: 	Signed: 
Dated: 10 July 2024	Dated: 10 July 2024