

Delegated Report

Application No:	20240083
Location:	Barcode, 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 full details of the materials, colour and fixings of the retractable roof and full details, including details/location of external ducting and noise attenuation measures.
Applicant:	Desktop

Submitted Documents/Plans

Application form
Helios Ventilation Systems Ltd
Silent box fan unit specification
Soundproofing Certificate (RENK)

Relevant Planning History

20230796	Application for the approval of conditions 4 and 5 attached to planning permission reference number 20210321 relating to details of the materials, colour and fixing of the retractable roof and ventilation extraction flue.	Refusal of details	28.09.2023
20220802	Application for approval of condition 3, 4 and 5 attached to planning permission reference number 20210321 relating to full details of the materials, colour and fixings of the retractable roof and full details, including details/location of external ducting and noise attenuation measures.	Refusal of details	28.11.2022
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	Permitted	21.07.2021

ancillary to the main use.

Consultations, Publicity and Representations

GBC Environmental Protection

It is assumed that no information has been submitted for Conditions 3 and 4 that these have been dealt with under the previous discharge of conditions applications that were submitted.

With regards to Condition 5, looking back, the recommendation from Environmental Protection in August 2023 was that suitable information had been submitted with regards to odour control and filtration, but that additional information was needed regarding noise/noise attenuation from the extract system. I should highlight that Condition 5 only refers to the kitchen extract system (see below) as the applicant has also submitted some information regarding a battery operated heater which is not relevant to this condition:

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

I can see that again, the technical specification of the fan has been submitted which although provides some acoustic data, doesn't fulfil the wording of the condition regarding details of acoustic attenuation measures. Information regarding 'Renk' soundproofing mat has been provided and there is a comment on the document that 'This property has been soundproofed', but I am not clear as to where that has matting been installed. Can this be clarified with the applicant please.

With regards to the noise information required, this has been detailed at least twice previously and I have re-produced this again below for information for the applicant:

NOISE

A noise survey which should assess the worst-case scenario noise impact from the proposed extract and ventilation system, on nearby residential properties.

The survey must include details of an assessment of the whole system and any tonal elements associated it; a 1/3 octave band analysis may be necessary.

The survey must include details of the assessment of structural transmission with the use of anti-vibration mounts where necessary, linings to ductwork to prevent noise transmission, any inline silencers and provide details of where they have been installed.

The demonstration that the results of the noise survey have been incorporated in the design to ensure that the noise generated at the boundary of any noise sensitive property meets the requirements laid down in BS4142:2014 "Method for Rating and Assessing Industrial and Commercial Sound".

Analysis

Condition 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.

No details have been submitted of the retractable roof and therefore this condition cannot be discharged.

Condition 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 applicant has submitted the following documents in support of this application:

Helios Ventilation Systems Ltd
Silent box fan unit specification
Soundproofing Certificate (RENK)

The technical specification of the fan has been submitted which although provides some acoustic data, doesn't fulfil the wording of the condition regarding details of acoustic attenuation measures. Information regarding 'Renk' soundproofing mat has been provided and there is a comment on the document that 'This property has been soundproofed', but it is not clear as to where that has matting been installed. The applicant has been advised at least twice before what is needed to discharge this condition. This is repeated in the consultee section.

As it stands the information submitted is not sufficient to discharge this condition.

Recommendation:

Refuse

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
Signed: 	Signed: R Hart
Dated: 3 April 2024	Dated: 5th April 2024