

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0998.21

WARD : Romford Town

Date Received: 21st May 2021

ADDRESS: 4 Carlton Road
Romford

PROPOSAL: Installation of kitchen extraction system with ducting fitted to rear elevation
revised application form received 21.09.21

DRAWING NO(S):

RECOMMENDATION : It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

RELEVANT HISTORY

- E0058.20 - The use of the ground floor commercial unit as Use Class E (Commercial, Business and Service)
PP not required 15-04-2021
- P1521.19 - Change of use from Newsagent to A5 Take Away, with flu pipe cased with matching brickwork at rear and new front door to access flat above
Refuse 28-11-2019
- P1516.19 - Rear extension to first floor flat and alterations to add an additional bedroom with a new front door to access flat.
Apprv with cons 09-04-2020
- P0967.19 - Proposing the change of use on ground floor from A1 to A3 with flue pipe installation at rear, and first floor rear extension to enlarge the existing 1 bed flat to 2 bedrooms.
IF YOU REQUIRE THE DEADLINE FOR YOUR COMMENTS TO BE EXTENDED
PLEASE CONSULT THE PLANNING INSPECTORATE DIRECT TO DISCUSS .
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Refuse 24-10-2019

CONSULTATIONS/REPRESENTATIONS

RELEVANT POLICIES

RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

1. SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 14 of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document

3. SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

4. Odours/odorous material (Pre Commencement Condition)

Before the use commences suitable equipment to remove and/or disperse odours and odorous material should be fitted to the extract ventilation system in accordance with a scheme submitted to and approved in writing by the Local Planning Authority in consultation with the Havering Public Protection Service. The approved equipment shall be installed on site and certification provided by a competent engineer. Thereafter, the equipment shall be properly maintained and operated within design specifications during normal working hours.

Reason: Insufficient information has been supplied with the application to judge the technical specifications of the extract ventilation system. Submission of this detail prior to commencement of the use will protect the amenity of occupiers of nearby premises and ensure that the development accords with Development Control Policies Development Plan Document Policy DC61.

5. New plant & machinery (Pre Commencement Condition)

Before any works commence a scheme for any new plant or machinery shall be submitted to the local planning authority to achieve the following standard. Noise levels expressed as the equivalent continuous sound level LAeq (1 hour) when calculated at the boundary with the nearest noise sensitive premises shall not exceed LA90 -10dB and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: Insufficient information has been supplied with the application with regards to a scheme for any new plant or machinery. Submission of this detail prior to commencement of the use will prevent noise nuisance to adjoining/adjacent properties, protect the amenity of occupiers of nearby premises and ensure that the development accords with Development Control Policies Development Plan Document Policy DC61.

6. Noise & vibration (Pre Commencement Condition)

Before the uses commences a scheme to control the transmission of noise and vibration from any mechanical ventilation system installed shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the

permitted use commencing. Thereafter, the equipment shall be properly maintained and operated during normal working hours.

Reason: Insufficient information has been supplied with the application with regards to the transmission of noise and vibration from any mechanical ventilation system installed. Submission of this detail prior to commencement of the use will prevent noise nuisance to adjoining/adjacent properties, protect the amenity of occupiers of nearby premises and ensure that the development accords with Development Control Policies Development Plan Document Policy DC61.

11. Refusal non standard

The proposed installation of a kitchen extraction system with ducting fitted to rear elevation would, by reason of noise and smells, be harmful to the amenity of neighbouring properties contrary to Policies DC55 and DC61 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

2 Fee Informative

A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, (as amended), a fee of £116 per request or £34 where the related permission was for extending or altering a dwellinghouse, is needed.

3 Environmental Health Informatives

The applicant is advised to have regard to the following guidance provided in:

- The Food Industry Guides to Good Hygiene Practice:
- Workplace, Health, Safety and; Welfare Approved Code of Practice L24 ISBN 0-7176-0413-6 available to order from book shops.

Further information is available at the following web sites:

- Food safety - www.food.gov.uk/foodindustry/
- Occupational safety & health - www.hse.gov.uk

Applicants have found it beneficial to consider the items below before final detailed plans are produced

1. provision of suitable outside bin storage
2. provision of a grease trap on the foul drainage
3. proper storage and disposal of waste oil
4. vehicle and pedestrian routes when loading and unloading
5. vehicle and pedestrian routes for customers

Finally, food premises must be registered with us at least 28 days before opening. It is an offence for premises to trade without registration. A registration form is available from our office or at our web site:

online.havering.gov.uk/officeforms/licence_food_business.ofml.

4 Non Standard Informative 1

The applicant is advised that this planning application relates solely to the installation of a kitchen extraction system with ducting fitting on its rear elevation only. The use of the premises as a takeaway will require separate planning permission.

5 Overturns

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: During consideration by the committee, members placed different weight on the planning merits and decided to refuse planning permission.
