

"Over 30 years experience in the construction and planning industry. Lead in many developments both for clients and as a developer in my own right."

CONTACT

PHONE:
07971 337121

EMAIL:
philsneddon@hotmail.com

NORFOLK PLANNING & PROPERTY CONSULTANTS LTD

Replacement Commercial Flue
Application

For:
238 West End Lane
London
NW6 1LG

Planning/Design Access Statement

	<u>Contents</u>	<u>Page</u>
1.	Overview	3
2.	Planning History	4
3.	Proposal	4
4.	Noise Implications	6
5.	Flood Risk	6
6.	Arborcultural & Ecology Detail	6
7.	Summary	7

1. Overview

The property is a ground floor retail unit located on West End Lane. The retail unit forms part of a row of commercial properties of the same style with residential units above. The properties date to the late 19th/early 20th Century. The current shop frontage is modern and would date from the 1980's to 1990's but in a traditional style. The property is running as a restaurant and this application is for a replacement flue to the rear of the property.



Figure 1: External view of the shop frontage.

2. Planning History

An online search of planning applications relating to the property on Hackney's Council's website revealed:

238 West End Lane LONDON NW6 1LG (2017/3687/P)

Granted (Sep 20 2017) - Full Planning Permission

Alterations and refurbishments to an existing restaurant (Class A3) including installation of a new extract of rear, infilling of rear lightwell to extend the existing basement floorspace and filling an existing rear window opening.

238 West End Lane LONDON NW6 1LG (2017/6333/P)

Granted (Feb 5 2018) - Approval of Details

Details of the odour abatement equipment and extract system required by condition 4 of planning permission 2017/3687/P dated 20/09/17 (for alterations and refurbishments to an existing restaurant (Class A3) including installation of a new extract to rear, infilling of rear lightwell to extend the existing basement floorspace and filling an existing rear window opening).

3. Proposal

Planning permission is sought for a replacement flue at the rear of the property. This flue replaces a much larger flue and therefore carries less impact visually.

The shop is a pizza restaurant with a large amount of internal seating space, it will not be frying or grilling and as such the Pizza oven is the only flued or extracted item. The pizza oven is gas fired and is DEFRA approved for use in smoke free areas.

The flue position is shown on both the proposed ground floor plan and the proposed rear elevation. The flue will run up the rear elevation of the building and terminate at 1 metre above eave height. The flue has an internal fan system so no exterior fan unit will be required. Please note that the fan currently shown at the top of the flue is now obsolete and no longer operates. A modern fan is internally located inside the building on the flue run.



Figure 2: Rear of shop, existing flue runs up chimney



Figure 3: Rear of shop showing existing bin storage area (remains unchanged)



Figure 4: Existing internal layout

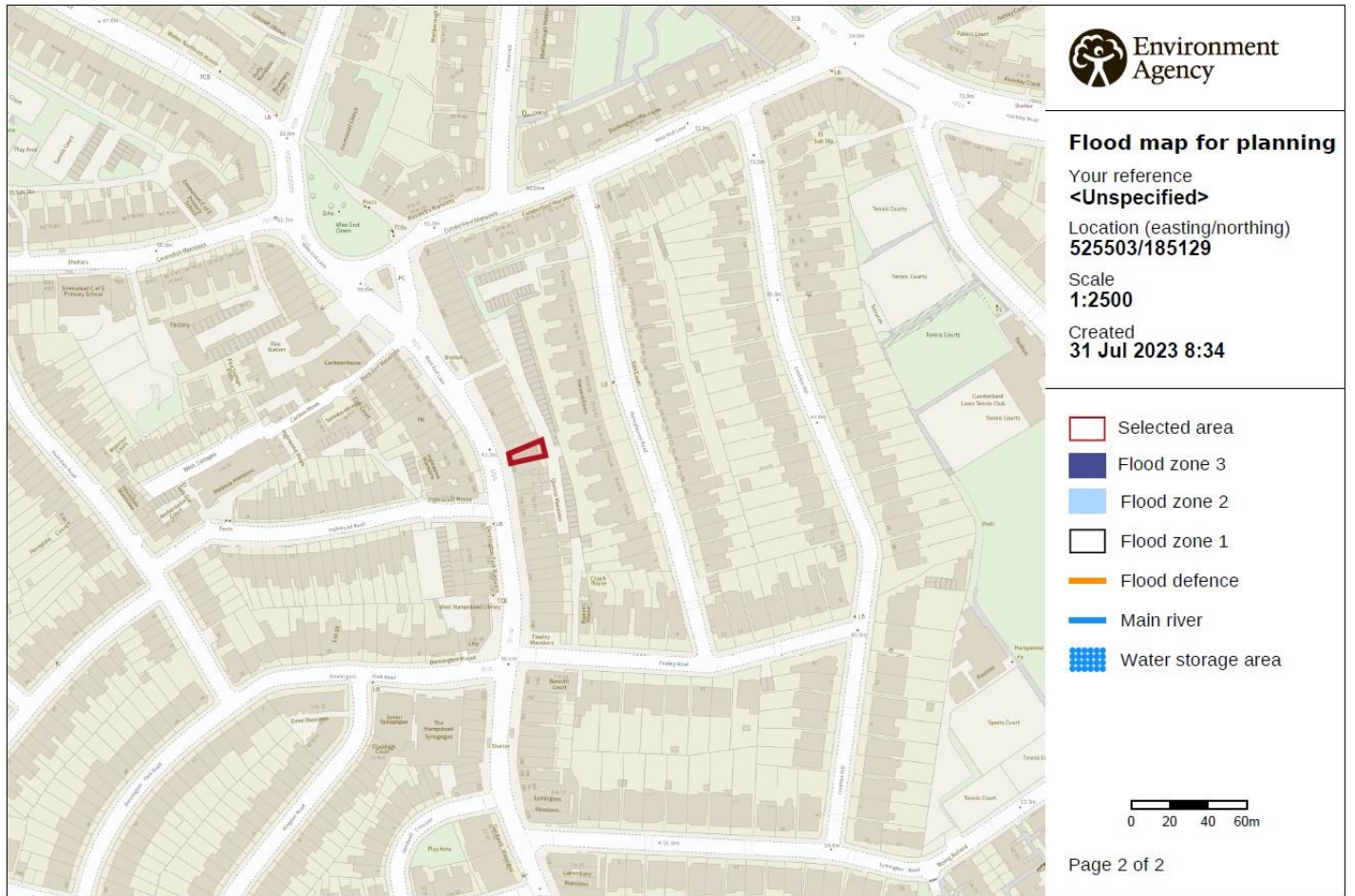
4. Noise Implications

There is no machinery or fans that will be located externally. The flue is fixed using sound/vibration suppressing bolts.

The proposed flue will terminate above eaves level and an Odour and Noise assessment PDF is attached with this application.

5. Flood Risk

The property falls within Flood Zone 1 which is deemed to be at the lowest risk of flooding.



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Figure 5: Courtesy of Environmental Agency website

6. Arboricultural/Ecology Detail

The site is within a built up residential area and there are no trees nearby or impacts to local ecology.

7. Summary

The replacement flue is much smaller and therefore creates less of a visual eyesore to the rear of the properties whilst operating to higher modern standards.
The fan is located internally and the oven is DEFRA registered for use in smoke free areas.

PHILIP SNEDDON
April 2023

