

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		26/09/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		01/09/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Lewis				2006/2934/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
The Totnes Castle 47 Chester Road London N19 5DQ				See decision			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Installation of extraction ducting at rear of public House (Class A4).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	09	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>							
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Dartmouth Park CAAC – no response received.					

## Site Description

The application relates to a public house located on the junction of Chester Road with Bertram Street and the building is currently being refurbished. The site forms part of the Dartmouth Park Conservation Area.

## Relevant History

91/00727/P - The retention of a 1.5m diameter satellite dish on the roof of the single storey rear extension – GRANTED.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

SD6 – Amenity for occupiers and neighbours

SD7 - Light, noise and vibration pollution

SD8 – Disturbance

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Supplementary Planning Guidance (July 2002)

Dartmouth Park Conservation Area Statement

## Assessment

### Overview

Planning permission is sought for the installation of extraction ducting to the rear of the property. A fan box measuring 900mm x 900mm x 600mm would be mounted on the roof of the building. The plans have been amended to include an accelerator cone where the ducting terminates.

### Design

The proposed flue would run alongside a chimney stack at the rear of the building. A vent in a window at the rear of the property indicates there has formerly been ducting in a similar position.

The top of the flue would be visible from Bertram Street although most of it would be screened by an existing extension at the rear of the property. The applicant has stated that it would be painted to blend in with the rear of the building and a condition to this effect is recommended. There would be glimpsed views of the flue from Winscombe Street although the existing chimney stack would go some way to conceal it. Given the height of the building and presence of parapet walls to the front and rear, the proposed fan box on the roof of the building is unlikely to be visible at street level.

Overall, it is considered that the siting of the flue and painting it to blend in would preserve the appearance of the building and this part of the Dartmouth Park Conservation Area.

### Amenity

There are residential properties adjoining the site. A noise impact assessment has been submitted with the application which concludes that noise from the proposed plant would be within acceptable limits, as set out in appendix 1 of the UDP which establishes noise and vibration thresholds. Following the plans being amended to include an accelerator cone, the Environmental Health Team are satisfied that the proposal would not cause any harm to the amenities of neighbouring residential occupiers by way of noise, smell or vibration.

### Recommendation

That permission is granted.

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