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| 2015/3268/P | 21 Swains Lane | Installation of a steam extract to rear outbuilding roof level and addition of a louvre door to existing outbuilding in connection with retail unit (Class A1). | Matthias Gentet |
|-------------|----------------|---|-----------------|

**Incomplete application**

Steam Extraction Unit

DP26 (Managing the impact of development on occupiers and neighbours) includes assessing the impact of noise, vibrations, fumes, etc. Previous extraction systems in the area have caused disturbance to the residents above the retail units by virtue of their noise and/or odorous fumes. Although the applicant states no odour will be produced by the equipment in the equipment list the list omits the steam extraction system.

The application is incomplete since few details of the steam extraction system are given. The drawings indicate it starts in the bakery & discharges through the roof of the outbuilding housing the air-conditioning units, some 10m distant (GA Section, GA Grd Flr plan is shorter). The size of the ducting is not stated but appears quite large (300mm?). The fan is referred to as ‘domestic’ but is not fully specified nor located on the drawings. So that this can be better assessed the applicant should provide full details of the extraction system proposed and these should be circulated to all who responded to this application to seek any additional comments.

If deemed to be suitable and in accordance with DP26 then the conditions proposed by the Inspector in Appeal Ref APP/X5210/A/03/1115320/P7 in relation to 15A Swain’s Lane seem appropriate;

1. The extraction system shall be installed as shown on drawing..... prior to the commencement of the use hereby permitted – *this ensures adequate protection for the residents is in place prior to the unit commencing operations.*
2. The fan/motor unit of the extraction system shall be installed so that the noise/vibration is transmitted either through the ducting or fabric, and anti-vibration mountings and flexible connectors shall be used and thereafter permanently repaired and retained in accordance with the approved Technical Drawing .....
3. The noise of the fan/motor of the extraction system shall not exceed X dB<sub>L<sub>AEC</sub></sub> at 1metre from the fan position. *The level of permitted noise should be in accordance with BS 4142:2014*

Also the condition included in the Officer’s Report for 2015/3266/P regarding the hours of operation of the conservatory should be extended to include the steam extraction and to avoid doubt included in the Decision Notice,

Louvre Door

As this will help attenuate the noise of the compressor & fan of the air-conditioning unit a condition to the decision should be that this door is kept shut at all times.

M Narraway, HLE CAAC, 15-Dec-15