

Direct Planning Limited
Riverbank House
95-97 High Street
St Mary Cray
Orpington
Kent
BR5 3NH

Application Ref: **2017/1978/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

21 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Prior Approval Required - Approval Given

Address:
114A-116 Fortress Road
London
NW5 2HL

Proposal:
Change of use from shop (Class A1) to restaurant (Class A3) and associated alterations including the installation of extraction system under the General Permitted Development Order 2015 Schedule2, Part3, Class C as amended.

Drawing Nos: DP/2973/FC/01 (dated March 2017), DP/2973/FC/02 (dated March 2017), DP/2973/FC/03 (dated March 2017), DP/2973/FC/04 (dated March 2017), DP/2973/FC/05 (dated March 2017); Design and Access Statement dated May 2017; Noise Impact Assessment (4279-ENV-1 dated June 2017)

Supporting documents: Wilhams Acoustic Fan Jacket Type AFJ Specification; ELTA High Pressure Fan - SCPP500-4-1 Specification; Purified Air ESP - 1500E Specification; ESP Details (section 2); ISOVER HVAC-Product-Guide-2012; ISOVER HVAC Installation Manual Pipe and Ductwork Specification; Katercarb Carbon Unit Specification; Fan Silencer Specification; Sound Barrier Mats Specification



The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment described above and hereby determines that prior approval is required and **gives approval**.

Condition(s) and Reason(s):

- 1 Development under Class C is permitted subject to the condition that development under Class C(a), and under Class C(b), if any, must begin within a period of 3 years starting with the prior approval date.

Reason: To comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015

- 2 The external noise level emitted from plant equipment at the development hereby approved along with specified noise mitigation shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.

- 3 Prior to use, plant equipment and associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

- 4 The use of the extract unit and flue shall take place during the period of 09:00am - 22:30pm Monday to Friday; 09:00-23:00 Saturdays and 10:00 - 21:30 Sundays and Bank Holidays only and at no other time outside of these times.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely

- 5 Before the first use of the extract equipment commences, the external surface to the extract ducting hereby approved shall be painted black and thereafter permanently retained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Executive Director Supporting Communities

David T. Joyce

David Joyce
Director of Regeneration and Planning