

# CONSULTATION SUMMARY

## Case reference number(s)

2018/0675/P

## Case Officer:

Patrick Marfleet

## Application Address:

130 Charing Cross Road  
London  
WC2H 0LA

## Proposal(s)

Details of odour control equipment and ventilation system required by condition 4 of permission reference 2017/4541/P dated 22/01/2018 (Change of use of existing ground floor unit from retail (Class A1) to hot food takeaway (Class A5) including installation of extract duct to the rear).

## Representations

<b>Consultations:</b>	No. notified	00	No. of responses	01	No. of objections	00
					No of comments	01
					No of support	00
<b>Summary of representations</b>	<p>One comment was received from the Covent Garden Community Association, and the following points raised:</p> <ol style="list-style-type: none"> <li>1. Applicant should ensure plant equipment is kept working efficiently and does not cause disturbance to nearby residents. Annual maintenance checks should be undertaken on all equipment.</li> <li>2. Failure to conduct annual maintenance checks and failure to maintain all equipment to levels specified in planning permission is a breach of planning regulations and voids planning permission granted.</li> <li>3. Limit the hours of use to business hours of the premises, which are 09:00-23:00</li> </ol>					

***(Officer response(s)  
in italics)***

4. Require automatic time clocks to be fitted to the equipment approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate at any time other than that permitted.

*Officer comment:*

1. *The current application seeks to discharge details of the proposed ventilation and extraction system, including details of the flue, method of odour control and maintenance regime. The submitted information has been reviewed by the Council's environmental health team who are satisfied that the proposed equipment would protect the amenity of neighbouring residents. The proposed equipment will undergo maintenance checks every 6 months.*
2. *The details hereby approved confirm that maintenance checks will occur every 6 months. Failure to comply with the relevant condition may result in enforcement action.*
3. *The hours of operation were conditioned as part of the original application ref 2017/4541/P dated 22/01/2018.*
4. *Details of sound insulation and mitigation measures for the plant equipment are currently being assessed under a separate approval of details application ref 2018/2494/P. The proposed use only has permission to operate between the hours of 09:00am and 11:00pm Monday to Sunday.*

Officers also responded directly to the CGCA (via email) to clarify some of the points raised about the application and offer the opportunity submit any further comments prior to the approval of the application. The CGCA responded to the email advising that they had no further comments to make on the application.

**Recommendation:-**

**Grant approval of details**