

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
29/08/18	Richard Sakyi	Karl Riahi
Planning Application Number	Worksheet Number	
6/2018/1977/FULL	WK/100705	

Address: 4 Maynard Place Cuffley Potters Bar EN6 4JA

Application Details: Change of use from retail (use class A1) to a mix use retail and beauty (use class A1 and Sui Generis)

Considerations relevant to Environmental Health for this application

Noise from customers and activities
Odour from chemicals associated with the nail bar

Description of site and discussion of considerations

Noise from customers and activities

Noise from customers is not a significant concern due to the type of work that will take place, and would mainly consist of people talking at a normal level.

The proposed opening hours of 9am to 7pm Monday to Saturday are not unreasonable taking into account the location and potential impact.

Odour from chemicals associated with the nail bar

Odour is the main concern for this proposed change of use and its potential to permeate to the residential properties above.

Many factors will impact the potential for disturbance such as the chemicals and quantities used, number of customers getting treatments, storage of these chemicals, the level of ventilation and structure of the building.

It would be expected that a strategy for odour control should be put in place and look at things such as whether a membrane is required in the ceiling or if local exhaust ventilation and building ventilation is sufficient.

Noise from plant and equipment

Some type of extract system, both local and for the building will be required to control odours and protect the health of employees in the business. No details of this have been provided.

Conclusion

Without details of how odour is to be controlled we cannot be confident that the amenity of the residential properties above will be protected. As such, at this stage we are recommending refusal until a detailed odour control scheme is put forward.

- Recommend planning application is permitted
- Recommend planning application is permitted but with conditions
- Recommend planning application is refused

Conditions and Informatives

N/A