

## Planning Consultation Memo

| Date                        | Planning Officer | Environmental Health Officer |
|-----------------------------|------------------|------------------------------|
| 15/08/17                    | June Pagdin      | Karl Riahi                   |
| Planning Application Number | Worksheet Number |                              |
| 6/2017/1286/FULL            | WK/91266         |                              |

**Address:** The Sun Inn, Judge's Hill, Northaw, Potters Bar, EN6 4NL

**Application Details:** Removal of rear chimney following replacement of existing porch, demolition of existing store rooms and change of use of first floor from residential (C3) to public house (A4)

### Considerations relevant to Environmental Health for this application

Noise from customers and regulated entertainment  
Odour from cooking  
Noise from extract system  
General Environmental Health issues (informative information)

### Description of site and discussion of considerations

#### Noise from customers and regulated entertainment

The history of the site has not resulted in complaints being made in relation to noise from customers or regulated entertainment.

The proposed changes to the building do not look likely to negatively impact on noise in this regard, even with a potentially larger number of covers that can take place at one time.

The type of establishment, leaning more towards food service does also not indicate that noise from customers or entertainment will be a problem.

#### Odour from cooking

Complaints have not been received in the past about odours from cooking, however, if the applicant is going to change the extract system, they must assess the amount of odour abatement required in line with the type of food that they are going to serve. There is also the potential that there will be a more intensive use of the kitchen due to the larger floor area of the premises, meaning that the extract system will need to cope with this level of use.

It is recommended that a condition requiring odour abatement details are provided prior to operation of the business.

The applicant is advised to adhere to the Defra guidance on the control of odour and noise from commercial kitchen exhaust systems.

#### Noise from extract system and other plant

Details of noise emissions from the extract system and any other proposed plant has not been provided.

The applicant will need to provide an assessment of the potential impact that noise from the proposed extract system will have on residential properties in the area. We

would be expecting a noise level of 10dB below background at the nearest residential property.

#### General environmental issues not within planning scope

The applicant is advised to contact Environmental Health to discuss food hygiene and health and safety requirements – they will need to register as a food business 28 days prior to trading.

#### **Conclusion**

|   |                                     |
|---|-------------------------------------|
| Recommend planning application is permitted                     | <input type="checkbox"/>            |
| Recommend planning application is permitted but with conditions | <input checked="" type="checkbox"/> |
| Recommend planning application is refused                       | <input type="checkbox"/>            |

#### **Conditions and Informatives**

##### Noise from plant and equipment

Prior to the commencement of the development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to noise from plant and equipment (including the kitchen extract) to be installed at the premises with evidence in the form of an acoustic report showing that noise emissions from plant and equipment will be 10dB (L<sub>Aeq</sub>) below the background noise level (L<sub>A90</sub>) at the nearest residential properties (using the methodology outlined within BS4142:2014).

Reason –to protect the amenity of the residents and other nearby residential properties

##### Ventilation, Extraction and Odour Control System

The premises shall not be occupied until details of any air ventilation, extraction and odour control systems have been submitted to and approved in writing by the Local Planning Authority. Such details must include the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development.

The proposed system will need to adhere to the Defra guidance on the Control of Odour and Noise from Commercial Kitchen Extract Systems. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details.

Reason.

To protect the amenities of the occupiers of residential accommodation in the vicinity.

#### **Noise control**

1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of :  
8.00am and 6.00pm on Mondays to Fridays  
8.00am and 1.00pm Saturdays  
and at no time on Sundays and Bank Holidays

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions
4. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.
5. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.
6. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.
7. All pile driving shall be carried out by a recognised noise reducing system.
8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material
9. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.
10. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.
11. Any emergency deviation from these conditions shall be notified to the Council without delay
12. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.
13. Permissible noise levels are not specified at this stage.

### **Dust control**

1. All efforts shall be made to reduce dust generation to a minimum
2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.