

Decision Maker: PLANS SUB-COMMITTEE 2

Date: 13 October 2011

Decision Type: Non-Urgent Non-Executive Non-Key

Title: VENTILATION DUCTING AT 214 WIDMORE ROAD, BROMLEY

Contact Officer: Tim Horsman, Assistant Development Control Manager
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Chief Officer: Chief Planner

Ward: Bickley

1. REASON FOR REPORT

To consider whether the details of ventilation ducting that has already been installed are acceptable pursuant to a condition.

2. RECOMMENDATION

The details be approved.

Corporate Policy

1. Policy Status: Existing policy.
 2. BBB Priority: Quality Environment.
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Financial

1. Cost of proposal: No cost
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Planning
 4. Total current budget for this head: £?
 5. Source of funding: N/A
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Staff

1. Number of staff (current and additional): 1
 2. If from existing staff resources, number of staff hours: 2
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Legal

1. Legal Requirement: No statutory requirement or Government guidance.
 2. Call-in: Call-in is not applicable.
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? No.
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

3.1 The site at 214 Widmore Road was granted planning permission for change of use of ground floor premises from retail shop to hot food takeaway (Class A5) with ventilation ductwork at rear under reference DC/10/03506/FULL2 at Plans Sub Committee on 3rd February 2011.

3.2 The permission was subject to a condition (02) requiring:

“Detailed plans of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate fumes and odours (and incorporating activated carbon filters where necessary) shall be submitted to the Local Planning Authority for approval; after the system has been approved in writing by the Authority, it shall be implemented in accordance with the approved details before the use hereby permitted first commences and shall thereafter be permanently retained in an efficient working manner.

Reason: In order to comply with Policies S9 and ER9 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.”

3.3 Details pursuant to this condition were submitted to the Council on 3rd June 2011. Whilst awaiting a response from the Environmental Health Officer regarding the technical suitability of the details a site visit was made which confirmed that the ducting had been installed. Photographs of the installed ducting are available on file and it will be noted that the top is visible from the front of the building.

3.4 The Environmental Health Officer (EHO) has no objections to the installation, however from a visual impact perspective the ducting is prominent. Further enquiries of the EHO have revealed that it would be difficult to design a scheme with less visual impact that would be effective at reducing cooking odours and it is suggested that the ducting be painted or clad to reduce its impact.

3.5 Whilst ducting of the design installed in this case would not normally be acceptable, given its visual prominence it would seem that any less prominent design might be less effective in its purpose which could cause a different concern. The applicants have submitted details of a paint colour which would help the ducting appear more discreet. Details are available on the file.

3.6 In the circumstances it is suggested that the details pursuant to this condition are approved subject to the ducting being painted in the submitted colour to blend more effectively with the existing building.

Non-Applicable Sections:	Policy, Financial, Legal, Personnel
Background Documents: (Access via Contact Officer)	Planning application file DC/10/03506