

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE DCLG

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address RYEFIELD RESIDENTIAL CARE HOME RYEFIELD AVENUE HILLINGDON

Development: Details pursuant to conditions 20 (Air extraction system) and 22 (Scheme for the control of noise from plant and/or machinery) of planning permission dated 1/12/14, 11838/APP/2014/2350: Amendment to condition 3 of planning permission 11838/APP/2013/2650 dated 31/12/2013 to amend the approved plans to adjust external openings, reconfigure the internal layout and alter the location, design and size of the basement (S73 application).

LBH Ref Nos: **11838/APP/2015/3917**

Drawing Nos: Superlite - Roof Unit:Rf SL 400-4-1
Covering letter reference A102/3.1.1/13
Catering Design Services
Laundry Details
C374 - 400 North Elevation A
PC05 - Site Plan

Date of receipt: 21/10/2015 **Date(s) of Amendment(s):**

1. MAIN PLANNING CONSIDERATIONS

Application 11838/APP/2014/2350 granted consent for the amendment of condition 3 of planning permission 11838/APP/2013/2650 dated 31/12/2013 to amend the approved plans to adjust external openings, reconfigure the internal layout and alter the location, design and size of the basement (S73 application).

This application seeks to discharge the following conditions associated with this application:

- Condition 20 (Air extraction system); and,
- Condition 22 (Scheme for the control of noise from plant and/or machinery)

OFFICER COMMENTS

Condition 20 (Air extraction system)

This condition seeks a scheme to be submitted to the Council which sets out how noise and odour emanating from the site or to other parts of the building will be controlled.

Correspondence from the kitchen specialist for the development has been included which sets out details of the kitchen extraction system. It is proposed for the fan and attenuators to be located within the roof void to allow for servicing. The details have been reviewed by the Councils Environmental Protection Officer who considers that insufficient information has been received to recommend discharge of this condition. Further information is required of the proposed route of the ducting to allow the Council to assess whether this is likely to require mitigation or be acceptable to the building.

Condition 22 (Scheme for the control of noise from plant and/or machinery)

This condition seeks the submission of a scheme for controlling noise emanating from the site or to other parts of the building as a result of the flues/kitchen equipment installed.

A previous noise assessment had been carried out on this site, and that gave a background level of 40dB (nighttime). The driers proposed are to have a running level of approximately 68dB at 1m distance. There has been no information received regarding mitigation of the driers, nor the plant noise. In the absence of this information, the condition cannot be discharged.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NONSC Non Standard Condition

The submission, in the absence of detailed plans showing the precise route of the ducting to serve the flues and extracts and appropriate mitigation for the plants and driers, would fail to safeguard the amenities of the adjoining occupiers and not comply with Policy OE1 of the Hillingdon Local Plan (November 2012) and London Plan (March 2015) Policies 7.1 and 7.14.

INFORMATIVES

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