

<b>Eltham &amp; Kidbrooke Area Planning Committee</b> <b>3 December 2020</b>	<b>Agenda Item: 6</b> <b>Reference Nos: 20/1436/F</b>
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**Applicant:** Common Rioters

**Agent:** bmd Architects LLP

<b>Site Address:</b> 366 ROCHESTER WAY, ELTHAM, SE9 6LH	<b>Ward:</b> Eltham <b>Application Type:</b> Full Planning
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## **1.0 Internal Consultee Response – Environmental Health**

1.1 Since the original publication of the agenda, an internal consultee response has been received from Environmental Health, who have recommended conditions to be attached to any grant of planning permission.

1.2 Therefore, Condition 4 within Appendix 2 should be amended to read:

### **Condition 4**

- a) The development hereby approved shall not be occupied until full details of the ventilation/extraction equipment for the brewing processes has been submitted to and approved in writing by the Local Planning Authority. Details should include full specifications of all filtration, deodorising systems, noise output and termination points. Particular consideration should be given to the high level discharge of extract air/ the discharge of toxic or odoriferous extract air where a high level of discharge is usually essential.
- b) The equipment shall be implemented in accordance with the approved details and retained for the lifetime of the development.

**Reason:** In order to protect the amenity of adjoining occupiers and ensure compliance with Policy 7.15 of the London Plan (2016) and Policies DHI E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies, 2014.

1.3 Furthermore an additional condition is proposed as follows:

## Condition No. 12

Prior to occupation, an acoustic report shall be submitted to and approved by the Local Planning Authority. The noise from any plant or equipment such mechanical ventilation etc. which forms part of the development shall not cause the existing background noise level to increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this, the plant shall be designed/selected, or the noise from the plant should be attenuated, so that it is 10dB below the existing background level (LA90 15min). The approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter. The developer shall certify to the local planning authority that the noise mitigation measures agreed have been installed.

**Reason:** To safeguard the amenity of neighbouring occupiers and the surrounding area generally in accordance with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Background Papers:	National Planning Policy Framework (2018) The London Plan (2016) Royal Greenwich Local Plan; Core Strategy with Detailed Policies (2014)
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