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17th January 2019

Your contact : Tom French, Planning

Dear Mr Siddique,

Application 181785/APPCON

Discharge of conditions 3, 4, and 9 of Planning Permission 180273 at 109b Oxford Road

I refer to the above application to discharge conditions and respond as follows:

Condition 3: Materials

This condition requires samples of the materials to be used in the construction of the external surfaces (including the front pavement treatment) of this development to have submitted to and approved in writing by the LPA, prior to the commencement of the development.

No material samples have been received. As such this condition is not discharged.

Condition 4: Ventilation and Extraction

This condition requires details of the means of ventilation for the extraction and dispersal of cooking smells/fumes, including details of its method of construction, odour control

measures, noise levels, its appearance and running specifications to have been submitted to and approved in writing by the LPA prior to the commencement of the development.

The RBC Senior Environmental Health Officer provided the following consultation response in relation to this application for discharge of conditions:

'I have reviewed the odour control document submitted with the application. It makes reference to the Defra guidance on odour control from kitchen extractions and states that the proposed equipment will comply with the requirements for 'high level of odour control'. However, the document needs to carry out a risk assessment first based on the Defra guidance to determine what level of odour control is required - taking into account the type of cuisine, the number of covers, the height of the extraction and proximity of extraction to sensitive receptors.

I do not recommend discharge of this condition until this further information is submitted and satisfactory.'

No further information has been provided and as such this condition is not discharged.

Condition 9: Litter Management

This condition requires a strategy for the management of litter resulting from the A3 use with ancillary take-away to be submitted to and approved in writing by the LPA prior to the commencement of the development. The following information was submitted for this condition:

- Letter from agent (G Siddique of Architecture & Interior Design) dated 09th October 2018 with the Ref. 2017 - 0176, received:11/10/2018

It is considered that the information detailed within the letter is sufficient to fulfil the requirement of Condition 9 of Planning Permission 180273. As such, this condition is hereby discharged.

The details provided with relation to Condition 9 are considered acceptable and Condition 9 is hereby discharged, providing that the development is undertaken in accordance with the approved details as specified above. No other conditions (where submissions are necessary) are discharged at this time.

Yours sincerely,

Tom French

Tom French

Planning Officer (North/Central) SFB

