

Application Recommended for Approval
Daneshouse with Stoneyholme Ward

APP/2018/0392

Regulation 3 Application
Proposed 3no. extract flues to Market Hall roof
MARKET HALL CURZON STREET BURNLEY



Background:

The proposal is for the installation of three, galvanised steel, extraction flues onto the Market Hall roof. They will be for the extraction of food preparation odour / ventilation.

The flues will measure 2.28m in height and will be positioned to the south facing elevation of the roof.

No objections have been received.

The application has been brought to Committee as the applicant is Burnley Borough Council.

Relevant Policies:

Burnley's Local Plan – adopted July 2018

SP4 – Development Strategy

SP5 – Development Quality and Sustainability

TC2 – Development within Burnley and Padiham town centres.

Site History:

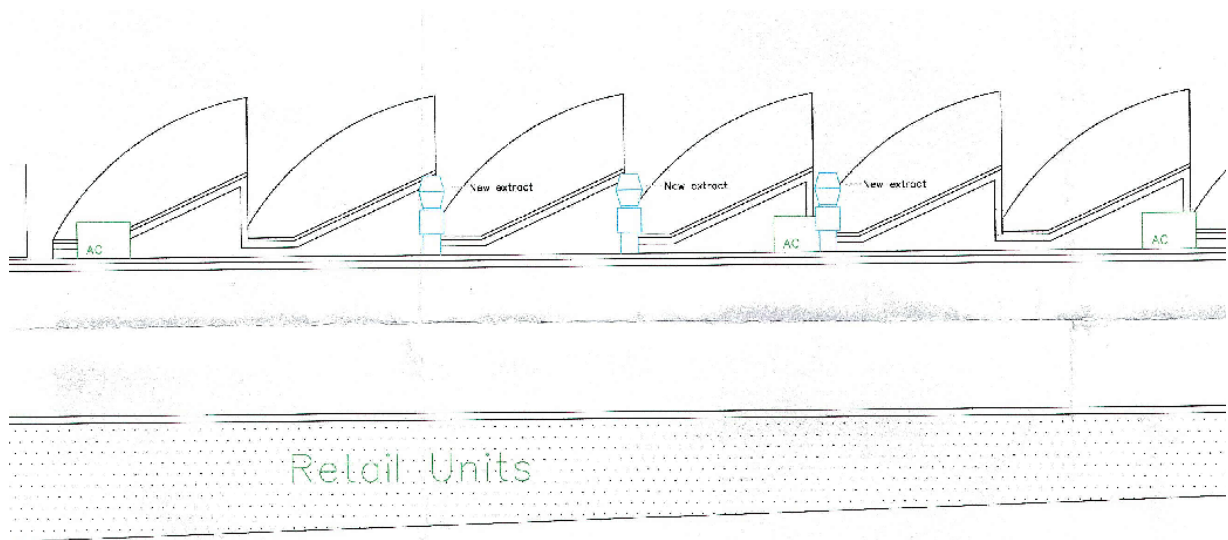
No relevant history.

Consultation Responses:

BBC (Environmental Health) – No objections.

Planning and Environmental Considerations:

The scheme is relatively minor in the context of the site. The proposed galvanised steel, extraction flues will be set back approximately 0.5m back from the edge of the Market Hall roof. The flues will measure 2.28m in height so will be partially visible from some viewpoints, however they will be seen against the back drop of the existing roof.



Proposed South Elevation 1: 100

Proposed Elevation

No objections have been received and the design and the materials proposed would not have a significant detrimental impact on the character or appearance of the centre. The proposal will be a welcome addition to the Market Hall offer, and the benefits of this must be considered as part of this application.

Bearing in mind the above, the proposal is considered acceptable and its approval would comply with the relevant provisions of the local plan. There are no material considerations which outweigh this finding, and the proposal is recommended accordingly.

Recommendation:

That planning permission is granted subject to the following conditions.

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 Location plan, 1:500 Site plan, BMH 01/01 and BMH 01/02 received 14th August 2018.
3. The approved extract ventilation system and odour control equipment indicated on the above drawings shall be maintained in good working order at all times. The extract ducting shall be removed as soon as possible when no longer required.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To protect the surrounding environment, including occupiers of nearby premises, from nuisance from cooking odours.

GDT
07/09/2018