



## FULL PLANNING PERMISSION

### Applicant Name and Address

Jane Gray  
Stray's  
c/o Agent

### Agent Name and Address

Mr Nick Grace  
GraceMachin Planning &  
Property  
2 Hollowstone  
The Lace Market  
Nottingham  
NG1 1JH

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Date of Validation  
23 May 2019

Application Number:  
2019/0473/FUL

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PROPOSAL: Change of Use of internal floor space from A1 to A3.  
LOCATION: 2 High Street Oakham Rutland LE15 6AL

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**GRANT PLANNING PERMISSION** in accordance with the application and plans submitted subject to the following conditions:

- 1 The development shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Title: Proposed Layout received on 1st July 2019.  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The extraction system including all plant shall be installed in accordance with the details shown on Drawing Title: Proposed Layout received on 1st July 2019 and the odour and noise control measures employed shall be in accordance with the Ventilation and Canopy Report by CanopyUK received on 2nd July consisting of the following components:  
  
An extraction hood  
  
Baffle Filters with extraction hood  
  
Purified Air Electrostatic Precipitator (ESP) 1500ie.  
  
6 No. Purified Air Site Safe Carbon Block activated carbon filters (providing a residence time of 0.2 seconds).  
  
Extraction fan (Model FlaktWoods MaxFan 40 Compaq) together with 2no Melinex lined silencers drawing an airflow of up to 1.1 m3/s.

Louvre shutter vent installed in 1st floor window, located to the south of the building on a north facing wall.

Any plant installed shall not exceed a Rating Level of 37dB(A) LAeq at the nearest receptor and the discharge velocity of the extracted air shall be 10 m/s or more. All of the approved extraction system once installed shall main in situ thereafter.

Reason: To prevent unacceptable levels of noise and odour impacting adversely on neighbouring amenity.

4 The use shall not take place other than between the hours of 09:00- 17:00, Mondays - Sundays.

Reason: In the interests of the protection of the amenity of occupiers of surrounding buildings.

#### INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

The approved odour abatement system should be specified and installed by a suitably qualified contractor. All of the components of the approved odour abatement system and the associated ductwork should be regularly cleaned and maintained. Carbon filters should be replaced on a regular basis in accordance with manufacturer recommendations.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 23 August 2019



Proper Officer of the Council

## PLANNING PERMISSION

### IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.
2. **Appeals to the Secretary of State**
  - If you are aggrieved by the decision to grant permission subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
  - If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 Email: <https://www.gov.uk/appeal-planning-decision> The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal.
  - Appeals must be made within **six months** from the date of this decision notice.
  - The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that having regard to Sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order, the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.