

11 December 2023

Delivered by via Planning Portal (Ref. PP-12667840)

London Borough Of Bexley
London Borough of Bexley,
Planning Portal Payments,
Planning Department,
Bexleyheath,
DA6 7AT

Dear Sir/Madam

APPLICATION FOR PLANNING PERMISSON FOR THE INSTALLATION OF REPLACEMENT CONDENSER EQUIPMENT – 96-98 HIGH STREET, SIDCUP, DA14 6DS

On behalf of our client, Loungers UK Limited ('Loungers'), I am pleased to enclose an application for planning permission for the installation of replacement condenser units at the above premises.

The full description of development is:

"Application for Planning Consent for the Installation of replacement condenser units."

The application has been submitted via the Planning Portal (Ref. PP-12667840) and comprises the following documentation:

- Application Form and Ownership Certificates;
- Covering Letter (Prepared by Turley, October2023);
- Site Location Plan
- Existing and Proposed Elevations (Drawing No. LNG4785.02C);
- MPY14 Data Sheet; and
- JCC Cellar Cooler Specifications.

The requisite application fee of £642 (including Planning Portal Service Charge) will be paid to the Council directly by the applicant.

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The Site

The site comprises No 96-98 High Street, Sidcup previously occupied by Iceland as a food store/supermarket (Use Class E(a)).

The unit has been vacant since December 2022 and is it is proposed to be occupied by Loungers as all day café/restaurant (Use Class E(b)). This application seeks consent for the installation of replacement air condition/condenser equipment at the premises associated with the use and upgrades the previously installed equipment to meet the occupiers requirements. An application for advertisement consent and shopfront alterations will be submitted under separate cover.

Proposals

As stated above, this application relates to the installation of condenser equipment only. Existing old equipment will be de-commissioned and removed from the flat roof, prior to installation of the new modern units to the rear elevation of the building.

There will be no external alterations to the rear elevation of the building as a result of this installation, The proposed condenser locations will only be visible from the rear service yard.

Design and Access Considerations

The proposals are considered to be entirely appropriate for this location and will not harm the overall appearance and character of the building, or have any negative impacts on amenity or surroundings in terms of noise and/or odour. The alterations proposed are sympathetic to the building itself and the occupation of the premises by Loungers will enable this prominent unit to be brought back into beneficial use.

There are no changes to access at the premises as a result of this proposal for minor works. The proposals are therefore considered to be in line with local and national planning policy and should be supported accordingly.

Please do not hesitate to contact us should you have any queries on the submission. We look forward to confirmation that the application has been received the application and that this can be validated in due course.

Yours sincerely

Nia Russell
Associate Director