

FS/EM/P22- 1423

15 February 2024

Planning Department  
East Devon District Council  
Blackdown House  
Heathpark Ind Estate  
Honiton  
EX14 1EJ

Dear Sir/Madam,

**Town and Country Planning Act 1990 (As Amended)**  
**Application for Approval of Details Reserved by Condition 4 pursuant to Planning Permission**  
**Ref. 23/1508/FUL**  
**86 High Street, Honiton, EX14 1JN**  
**Planning Portal Reference: PP- 12810173**

Pegasus Group is instructed by Third State Pizza Ltd (the 'Applicant') to submit an application to discharge condition 4 pursuant to planning permission 23/1508/FUL which was granted on 27 October 2023 for the following development:

*"Change of use of bank (Class E) to hot food takeaway (sui generis) and installation of extraction and ventilation equipment with associated external works."*

Accordingly, the following documents are submitted online via the Planning Portal (Ref. PP-12810173):

1. Completed application form
2. Plant Noise Commissioning Report by Suono
3. Ground Floor Plan (drg. no. DB500 - A504 - A) (for information only)
4. First, Second, Third Floor Plan (drg. no. DB500 - A505 - B)
5. Elevations (drg. no. DB500 - A506 - B)

Payment of the application fee will be made online via the Planning Portal on submission of the application.

Condition 4 of planning permission ref. 23/1508/FUL states:

*"Prior to the first use of the kitchen associated with the hot food takeaway hereby permitted the extraction system serving the kitchen must be fully tested by an acoustic engineer and a validation report, which demonstrates that the extraction system is operating at the specified decibel level indicated in the Plant Noise Assessment report"*

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*by Suono dated 13 July 2023, shall have been submitted to and approved in writing by the Local Planning Authority. The extraction system shall be thereafter cleaned and maintained in accordance with the manufacturer's recommendations."*

This application seeks to discharge the first part of the condition which requires the submission of a verification report to demonstrate compliance with the Council's set limits. The condition will still stand in relation to the ongoing maintenance of the system.

A Plant Noise Commissioning Report is submitted in support of this application. The surveys found that additional attenuation was required, and two options were provided to the applicant to implement to ensure that the Council's noise limits are not exceeded. These are set out within the Commissioning Report with the expected level of attenuation.

These have been reviewed, and it has been decided that an additional silencer is to be installed with associated acoustic screening. This is illustrated on the submitted drawings and is to be implemented prior to the opening of the takeaway.

With these measures in place, it is confirmed that the plant as-installed meets the requirements of condition 4 and, as such, the condition can be discharged.

I trust that the above is acceptable and look forward to receiving confirmation that the application has been registered and validated shortly. However, if you have any queries, please do not hesitate to contact me.

Yours faithfully,



**Emma Morrison**  
**Planner**

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