Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/05904

Decision Date: 19/01/2026

Applicant:	Wadworth & Co. Ltd Northgate Brewery, Northgate Street, Devizes, Wiltshire, SN10 1JW
Particulars of Development:	Retention of single storey extension and removal of unauthorised ventilation system and proposed new ventilation system to Commercial Kitchen
At:	The Lamb Inn, The Green, Urchfont, Devizes, SN10 4QU

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions 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 be carried out in accordance with the following approved plans and documents:

- Kitchen Ventilation Plant – Proposed Elevations, Dwg No. 4035-05 Rev G
- Kitchen Ventilation Plant – Proposed Plans, Dwg No. 4035-04 Rev G

REASON: For the avoidance of doubt and in the interests of proper planning.

3 All extraction and refrigeration plant shall be sited, designed, installed, and maintained so that the rating level of noise does not exceed 5 dB below the prevailing background sound level, as measured and assessed in accordance with

BS 4142:2014+A1:2019. Background levels shall be determined as a 15-minute LA90 at the boundary of the nearest residential noise-sensitive receptor.

Within three months of the plant first being brought into operation, a post-installation acoustic assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate compliance with the above standard and include any additional attenuation measures required to achieve compliance. Such measures shall be implemented in accordance with a timetable agreed with the Local Planning Authority and thereafter retained and maintained for the lifetime of the development.

Reason: To safeguard the residential amenity of neighbouring properties in accordance with Core Policy 57 of the Wiltshire Core Strategy (2015).

4 Prior to the commencement of cooking operations, ventilation and filtration equipment shall be installed to suppress and disperse fumes and odours arising from cooking activities. The equipment shall be installed in full accordance with the EMAQ Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018) and the approved drawings and specifications and shall be maintained in effective working order for the lifetime of the development.

Reason: To protect the amenity of the area and prevent odour nuisance, in accordance with Core Policy 57 of the Wiltshire Core Strategy (2015).

Informative

5 The applicant is reminded of the need to obtain separate [planning permission/listed building consent –DELETE as appropriate] for certain works in addition to this [planning permission/listed building consent –DELETE as appropriate].

Nic Thomas **- Director of Planning, Economy and Regeneration**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk

4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website Community Infrastructure Levy (CIL) - Wiltshire Council