

Christie Burns

From: Stuart Woodall
Sent: 13 December 2023 10:16
To: Christie Burns
Subject: Re: Planning App 4/23/2174/0F1 - Change of Use from Existing Shop to Mixed Use, 10-11 South Parade, Seascale

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Good morning Christie

The applicant has supplied the following photos which now show the upper roof level with more clarity. The applicant owns the ground floor / basement the freehold of the building and all outside areas of the property therefore they are able to instal the extract pipework on the roof deck. I am advised the roof did have extract pipework previously installed on this roof deck from the shop.

The new extract system includes for additional sound attenuation (beyond required for an all electric kitchen) and this is to mitigate and potential complaints from the neighbouring houses, if this was omitted it would reduce the overall size of the unit on the roof which in part is screened by the perimeter concrete block wall.

The location of the extract is away from the French doors and exit door to the apartments so does not compromise the Fire Escape route and is fitted at the maximum distance away from these doors. It is not an attractive flue (they never are) however it is in a location furthest away from the HMO, on a deck area which the HMO have right of access over but does not compromise their escape routes. I think given the above please request technical approval from Environmental Health.

If you have any questions please come back to me.

Stuart Woodall RIBA

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