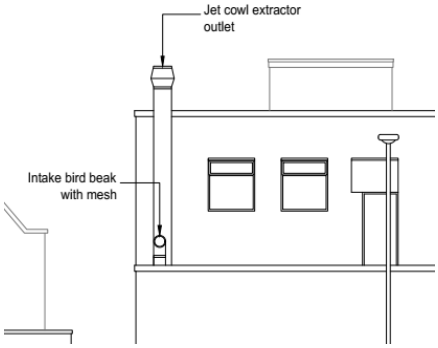
Moretons Investments
Clarence House
30-31 North Street
Brighton
BN1 1EB

16/10/2025

Dear George

Project - 97-99 Montague Street, Worthing – New Flue Ductwork

It is understood that Moretons Investments have submitted a planning application for kitchen extract and intake flues (externally installed metal ductwork). The application was completed prior to finding a tenant for the restaurant space. As such no specific details of kitchen plant are not known at this time, however a new extract fan system will be required (if final tenant opens a café restaurant etc.). To enable the future installation of an extract system, ducting has been shown on the drawings that accompanied the planning application (elevation drawing copied below).



As there are no specific details of the proposed ventilation system a meaningful assessment is not possible at this time. It is hoped that a suitably worded condition could be issued to protect the amenity of any nearby noise sensitive receptors, the closest being the approved 1st floor residential dwellings above the commercial area (the 2 windows shown in the plan above are for a kitchen/dining area). A possible condition could read as follows (taken from a past project within the Adur/Worthing planning region):

"The use hereby permitted shall not commence unless and until a noise assessment of the kitchen extract/ventilation system has been carried out using BS4142 2014 methodology, to assess the noise impact against existing background noise levels, and shall be submitted to and agreed in writing with the Local Planning Authority with any recommended mitigation methods to include further acoustic screening as necessary. The approved mitigation methods shall be implemented before the use commences, and retained thereafter".

When the system is designed the noise from fan casing (layout is such that the fans could be installed within the building which usually would be the best option) and noise breakout from ductwork should be assessed. Possible mitigation measures would be duct silencer/s on either side of the fan and fan enclosures for fans not installed inside the kitchen.

Any questions or queries, please do not hesitate to call.

Yours sincerely

George Orton

Technical Director - Acoustic South East

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