

Parish:	North Wootton	
Proposal:	Proposed extraction	
Location:	The House On The Green Ling Common Road North Wootton King's Lynn PE30 3RE	
Applicant:	Mr J Wareham	
Case No:	26/00900/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 15 September 2026

Reason for Referral to Planning Committee – called in by Cllr Coates.

Neighbourhood Plan: Yes

Case Summary

The application seeks retrospective consent for the installation of extraction equipment at the House on the Green, Ling Common Road, North Wootton.

The application site comprises an existing public house which is currently undergoing extensions and refurbishment under 24/00092/F and due to open imminently.

Key Issues

Principle of Development
Impact on Form and Character
Impact on Neighbour Amenity
Any other matters requiring consideration prior to determination of the application

Recommendation

APPROVE

THE APPLICATION:

The application seeks retrospective consent for the installation of extraction equipment (a proposed external flue) at the House on the Green, Ling Common Road, North Wootton.

The application site comprises an existing public house which is currently undergoing extensions and refurbishment under 24/00092/F.

The flue which is proposed to be retained (following required changes to the silencer/height) is positioned to the rear of the public house, on the top of a flat roof kitchen extension &

attached to the east facing gable end. The flue is formed of galvanised steel exhaust ducting with 3 silencers and an exhaust, and following amendments during the course of this application would have a total height around 9cm (90mm) above the ridge height of the main building. As a result of the surrounding built form, the flue is largely shielded from view from Ling Common Road.

A s106 is in place on site following approval of 25/00414/F which requires the public house to be refurbished and made ready for occupation.

The Norfolk Coast National Landscape boundary begins on the opposite side of Ling Common Road.

APPLICANT/AGENT SUPPORTING CASE:

None received at time of writing.

PLANNING HISTORY:

18/01507/F: Application Refused: 31/05/19 - Proposed Development of Commercial Units - The House On The Green – DELEGATED DECISION

19/01622/F: Application Refused: 21/06/21 - Proposed residential development - The House On The Green – COMMITTEE DECISION - Appeal Allowed 01/12/22; -

22/00993/F: Application Permitted: 20/01/23 - Proposed residential development - The House On The Green – DELEGATED DECISION

24/00092/F: Application Permitted: 24/07/24 - Extension & Alterations to public house. - The House On The Green – DELEGATED DECISION

25/00414/F: Application Permitted: 07/05/25 - REMOVAL OF CONDITION 16 OF PLANNING CONSENT 22/00993/F: Proposed residential development - The House On The Green – DELEGATED DECISION

25/01568/F: Application Withdrawn: 12/11/25 - VARIATION OF CONDITION 2 OF PLANNING CONSENT 24/00092/F - Extension & Alterations to public house. - The House On The Green

24/00092/NMA_1: Application Permitted: 18/11/25 - NON-MATERIAL AMENDMENT TO Planning Permission 24/00092/F: Extension & Alterations to public house - The House On The Green - DELEGATED DECISION

RESPONSE TO CONSULTATION:

Parish Council: No responses received

CSNN: NO OBJECTION: to amended plans and detail, subject to compliance conditions.

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REPRESENTATIONS:

Cllr Coates: Provided in depth comments regarding planning history on the site, raising concerns over the approved Non Material Amendment, and an increase in seating area approved under that consent with insufficient car parking and suggesting that the size of the fryers shown on the proposed plans indicates a fast food style use where the number of car parking spaces would not meet the standard. The comments request the application should only be granted if the first floor seating areas are in their original non-public use.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP07 - The Economy (Strategic Policy)

LP15 - Coastal Areas (Strategic Policy)

LP18 - Design & Sustainable Development (Strategic Policy)

LP20 - Environmental Assets- Historic Environment (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP38 - Community and Culture (Strategic Policy)

LP39 - Community Facilities

NEIGHBOURHOOD PLAN POLICIES

Neighbourhood Plan: Yes

Policy 3: Design

Policy 5: North-West Norfolk Coast AONB Policy

Policy 10: Protection of Community Facilities

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

E226: Meeting the Need for Business Land and Premises

P3: Living conditions and pollution

DM826: Unauthorised Development and Enforcement

NATIONAL GUIDANCE

Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS:

The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

The application seeks retrospective planning permission for installation of a flue, serving the commercial kitchen at the House on the Green Public House, North Wootton.

The application seeks approval for a proposed flue/kitchen extraction equipment in association with an existing enterprise and the principle of such is supported by the broad principle of Policy LP07 of the Local Plan and reinforced by NDMP E2:1a, which states that substantial weight should be given to the economic benefits of proposals which allow businesses to invest, expand or adapt.

The proposal would support the ongoing retention of the public house, which is identified as a community facility and protected by virtue of Policy 10 of the North Wootton Neighbourhood Plan and Policy LP38 and LP39 of the Local Plan. It is accepted now across the country that public houses are boosting revenue through food provision; the insertion of a flue is a typical requirement for such a use and similar flues have recently been approved at other establishments across the borough – for example the White Horse in Holme Next The Sea (25/01300/F) and The Coach and Horses in Dersingham (25/00362/).

Plans have been amended during the course of this application which resulted in the increase in height of the flue by approximately 900mm (adding a third silencer into the length of ducting). This increase in height of the flue would increase the visibility of the flue from the surrounding area however given its position to the rear of the existing building is it not considered likely to lead to any impact on the setting of the adjacent National Landscape, in line with Policy LP15 of the Local Plan and Policy 5 of the NWNP.

The principle of development is therefore acceptable and would comply with Policies LP07, LP15 of the Local Plan and the aims of NDMP E2 of the NPPF.

Form and Character:

Policies LP18 and LP21 of the Local Plan and Policy 3 of the NWNP, when read as a whole, require development proposals to respond to the context and character of places through good design. The existing public house is identified as a Non-designated Heritage asset through previous planning history and Policy 14 of the NWNP. Paragraph 14 of Policy LP20 sets out considerations for applications impacting upon non-designated heritage assets.

The flue is positioned to the rear of the building on the modern flat roof kitchen extension, with highest part of the flue supported by the east facing gable end. As a result of the orientation of the building, the flue is only visible from limited viewpoints in the surrounding area and as a whole would be viewed in association with the Public House and its existing paraphernalia and equipment. It is not considered that the flue would result in any harm to the general street scene or to the pub itself as a non-designated heritage asset. The flue would be viewed in conjunction with the remaining paraphernalia expected as part of a use of this character.

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The flue would be visible from adjoining residential properties, particularly the dwelling immediately south, however it is not considered that the visual appearance of the flue would be harmful.

As a whole, whilst elements of the flue are visible from the amenity spaces of adjoining dwellings and in certain viewpoints on approach along Ling Common Road, it is not considered that the appearance of the flue results in harm to the street scene.

The proposal would comply with Policies LP18, LP20 and LP21 of the Local Plan and Policy 3 of the NWNP in regard to design, form and character and impacts on non-designated heritage assets and for the same reasons would comply with the overarching aims of the NPPF (2026) in regard to good design and impacts on the landscape.

Impact on Neighbour Amenity:

Policy LP21 of the Local Plan sets out that development proposals will be assessed against their impact on neighbouring uses, included the impacts on odour or noise.

The North Wootton Neighbourhood Plan is silent on policies which specifically relate to noise or odour disturbance.

P3:2 of the NPPF supports development proposals which provide appropriate living conditions including avoiding air or noise pollution which could have adverse impact on quality of life.

Various amendments have been made to the submission throughout this application in order to meet the requirements of the CSNN team - including demonstrating the position of the air intake to allow the flue to function properly, and confirming any noise attenuation measures which have been implemented or are proposed. Noise attenuation will be achieved through the installation of three silencers along the length of the flue, reducing noise output to 33dB at the nearest residential building, or 39dB at 10m away. This is not significant. The Noise Report submitted as part of this application describes for context that an average home runs at 50dB and a library at 40dB.

The fan noise is further controlled through installing the fan using flexible connectors to prevent noise transfer along the duct plus anti-vibration mountings or rubber pads to isolate the fan from the building.

The flue would not result in dis-amenity in the form of overbearing or overshadowing impacts however has the potential to lead to disturbance as a result of noise or odour.

The CSNN team have confirmed that the additional information is acceptable, and the proposed extraction equipment is not likely to result in amenity impacts as a result of noise or odour. Conditions can be utilised to control compliance with the mitigation measures set out within the Extraction Proposal document.

Subject to conditions the proposal would comply with Policy LP21 of the Local Plan and NDMP P3:2 of the NPPF.

Other matters requiring consideration prior to the determination of this application:

Highway Safety - As noted above, this application relates to the installation of a flue, and no highway safety implications have been identified in association with this proposal.

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Biodiversity Net Gain – The application is exempt from Biodiversity Net Gain by virtue of the de minimis exemption.

Climate Change – Policy LP06 of the Local Plan sets out that all development proposals should, where relevant, provide for climate change mitigation or resilience. Given the scale of this proposal, it is not considered that this policy is relevant to this proposal.

Response to Consultation Comments:

Concern was raised by Cllr Coates as to the nature of the flue and frying equipment internally, stating that this was akin to a fast-food arrangement that could result in significant visitor numbers. It should be noted that this application relates solely to the installation of a flue for the existing public house, and a fast-food restaurant or takeaway would require a change of use application to be granted. The insertion of a flue, which is standard for commercial kitchens of this scale, would not result in a change of use of the building occurring and would not require an increase in parking spaces to meet the required standard.

Cllr Coates raised additional concern on highway safety matters/lack of parking following approval of 24/00092/NMA_1, which permitted, amongst other things, internal layout rearrangements to add additional seating areas at first floor due to these changes being outside of the definition of development and therefore non-material in the context of that approved development. No planning conditions were applied to the 24/00092/F to restrict the floor space or seating areas of the pub.

It is noted that those floor plans changes had previously been withdrawn from the scheme during the original approval, after the Local Highway Authority raised concern over parking requirements. Those changes to the floor plan were made voluntarily by the Applicant following receipt of comments from the Local Highway Authority and were not specifically requested by the Local Planning Authority. At no point did the case officer advise that the application would be refused if those changes did not occur. Members will be aware, that whilst typically the LPA supports with the Local Highway Authority when it comes to matters of highway safety, this is not the case in every event and in some circumstances the matter would be weighed in the planning balance and a decision made at odds with their recommendation.

Ultimately, the proposed flue has no impact on the previously approved floor plans and these impacts cannot reasonably be taken into account as part of this application. Consideration can only take place based on the plans and information proposed and planning permission is not required for the internal fitting out of the kitchen or any other part of the building.

For the avoidance of doubt and in terms of the overall planning balance, in this instance, the Local Planning Authority set a clear expectation (controlled by a s106 legal agreement) that as part of the residential scheme in the previous pub garden space (22/00993/F, later varied), the pub must be retained and made available as a community facility. It would be unreasonable for the LPA to go on to prevent expansion of the business where this would allow the use to be more viable. It is accepted now across the country that pubs are increasingly making their profits from food provision. Increasing the floor space through wholly internal alterations could therefore increase the profitability of the business, and the insertion of a flue is a typical requirement for such a use. The retention of the pub and its long-term viability is a key benefit for North Wootton.

Parking on the road is currently unrestricted and there is width for two vehicles to pass, leaving space for safe on street parking. There is no mechanism available for the LPA to prevent parking on the road for any purpose. Ad-hoc on street parking is also by nature self-restricting - vehicles parked illegally can be enforced against via other means and if parking were to become a re-occurring problem, then the Local Highway Authority has its own controls to prevent it (waiting restrictions etc.).

It is also of note that the pub is a local facility and is well linked to the rest of North Wootton through pedestrian links, and it is likely that a portion of the business visitors would arrive on foot.

CONCLUSION AND PLANNING BALANCE:

Whilst concerns of Cllr Coates are noted, the proposal relates solely to the installation of extraction equipment on an existing Public House.

The supporting information submitted as part of this application demonstrates that the noise and odour impact of the development would be acceptable and would therefore comply with Policy LP21 of the Local Plan and NDMP P3 of the NPPF (2026).

Similarly, the design of the proposal is considered appropriate given the nature of the application at hand, with the flue positioned and designed to minimise its impact on the non-designated heritage asset and the surrounding street scene.

NDMP DM8:2 of the NPPF states that in cases of unauthorised development where consideration is being given to an application for retrospective planning permission if it is concluded based on evidence that the unauthorised development was intentional, that fact should be given substantial weight in considering whether to grant planning permission. The flue is understood to have been installed during the application process, with the application submitted on 21st May 2026 (Validated 21st July) and the Agent confirming the retrospective character of the application via email on 31st July.

It is evident that the flue was installed after the submission of the planning application and it can therefore be assumed that the Applicants were aware of the need to apply for planning permission for the flue prior to it being fitted. Whilst some negative weight could be given to this, given the need for the flue in connection with the public house, the benefits of retaining the public house as a community facility and considering the application is acceptable in all other respects, it is not considered that the negative weight as a result of the retrospective nature of this application would outweigh the policy support.

Subject to conditions controlling the flue to be retained and maintained in accordance with the agreed details, the proposal would comply with the overarching aims of the NPPF, Local Plan and Neighbourhood Plan in regard to supporting community facilities and is therefore recommended for approval.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan - Dwg No. 1812.10
- Indicative Building Layout Rev 06

- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Prior to the first use of the flue hereby permitted, the equipment shall be installed fully in accordance with the details shown on the approved plan and as described in the FLORIGO Extraction Description report received via email 30/09/26 and retained and maintained as such thereafter.
- 2 Reason: For the avoidance of doubt and in the interests of the amenities of the locality in accordance with Policy LP21 of the Local Plan, Policy 3 of the North Wootton Neighbourhood Plan NDMP P3 of the NPPF (2026).