

# APPLICATION REFERENCE: PF/24/1760

LOCATION: 7 The Close Holt, NR25 6DD

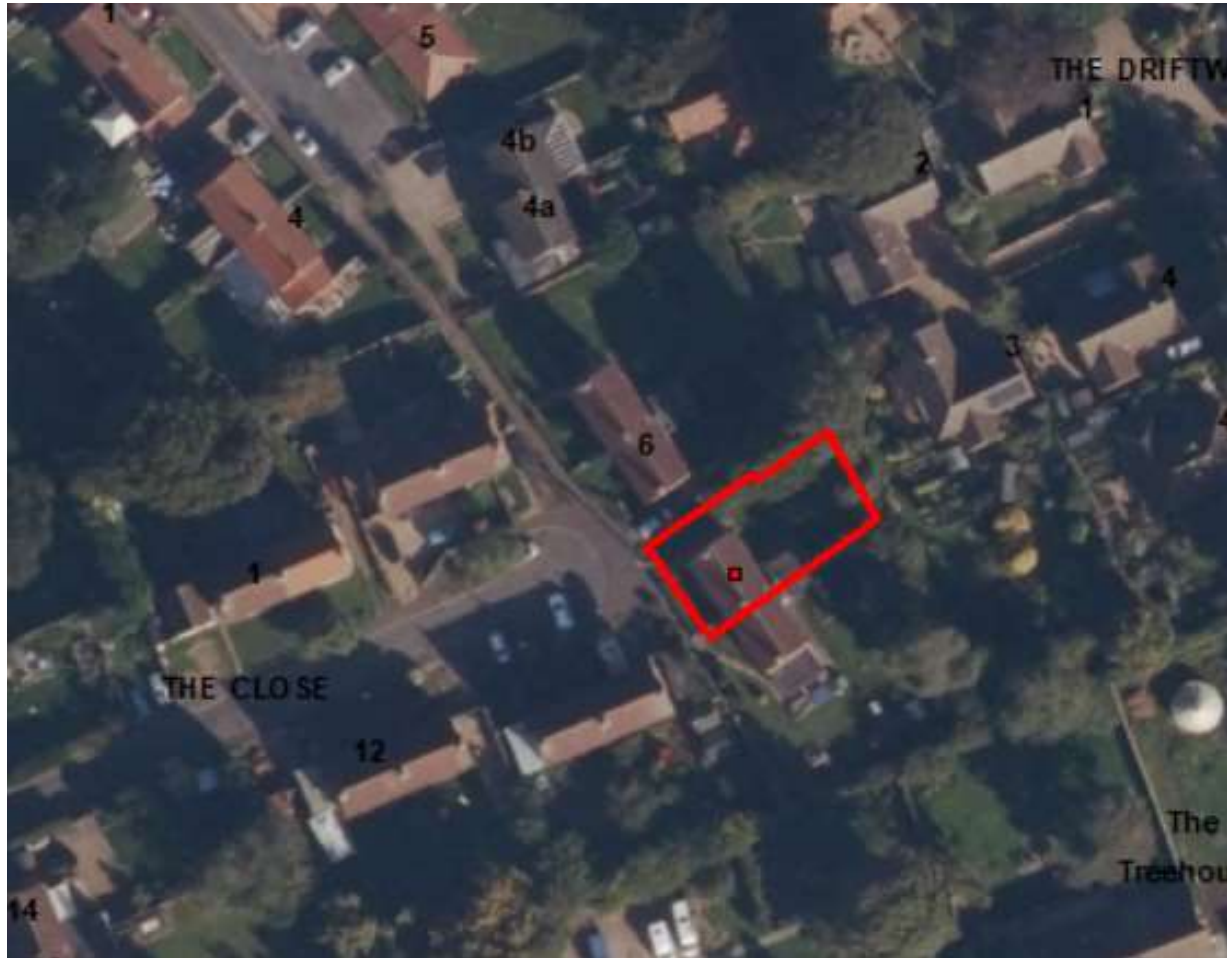
PROPOSAL: Change of use existing detached out-building in rear garden to food processing room and cooking room for business use and erection of extension to house refrigeration (part retrospective)



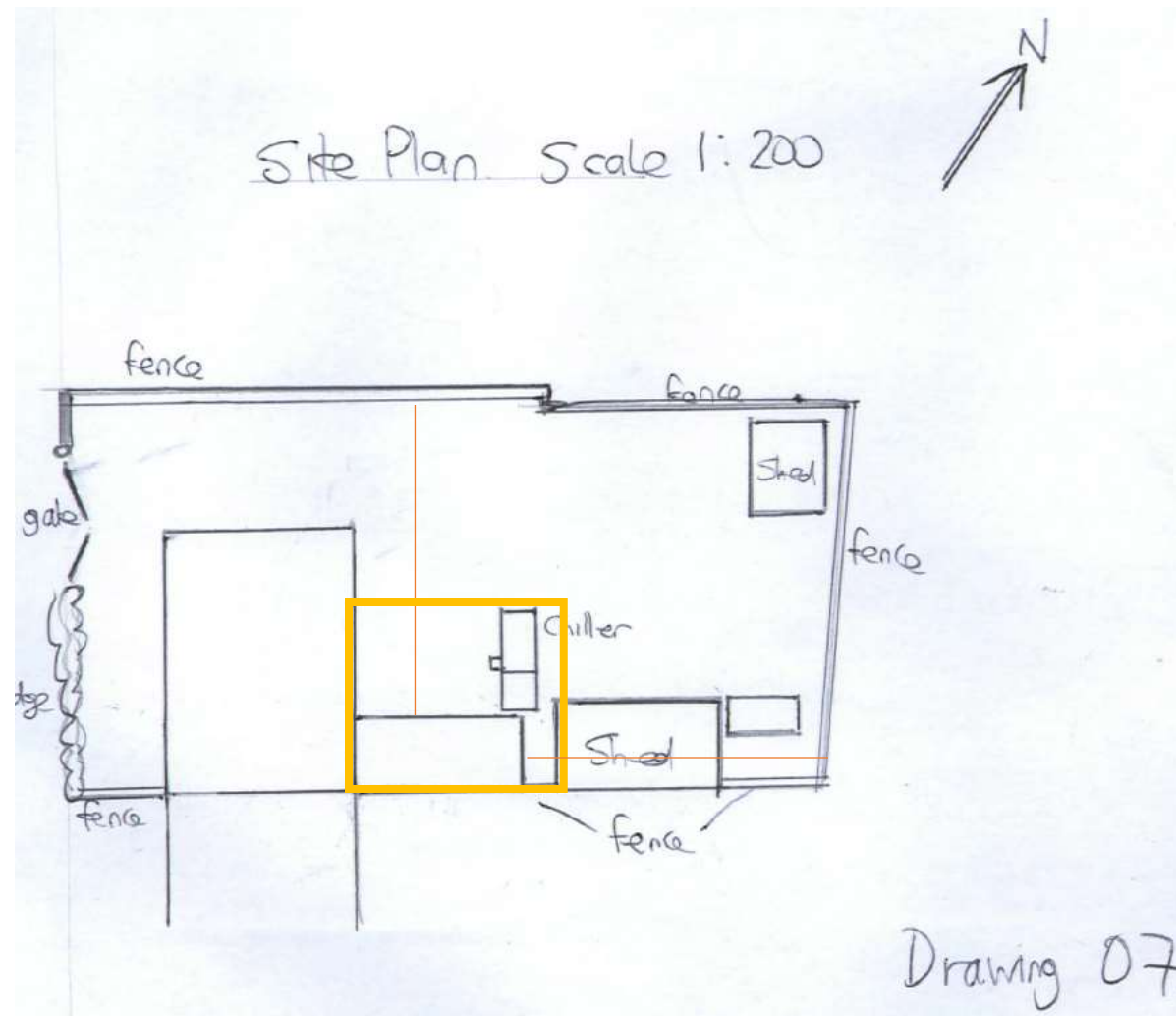
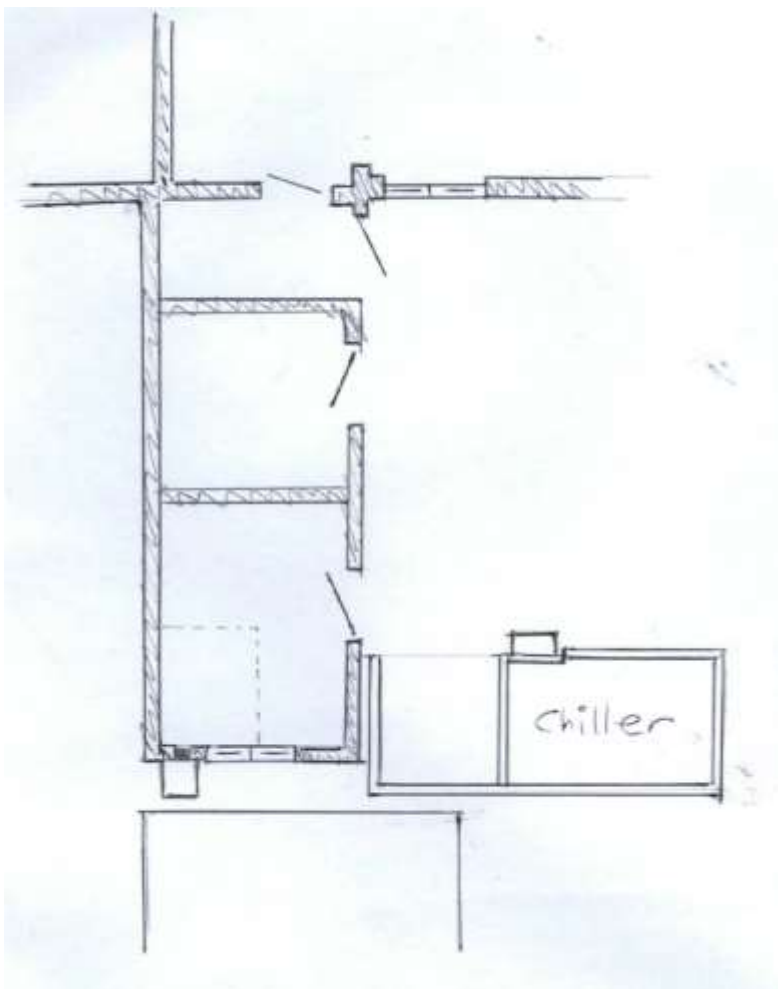
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

# Site location plan and aerial



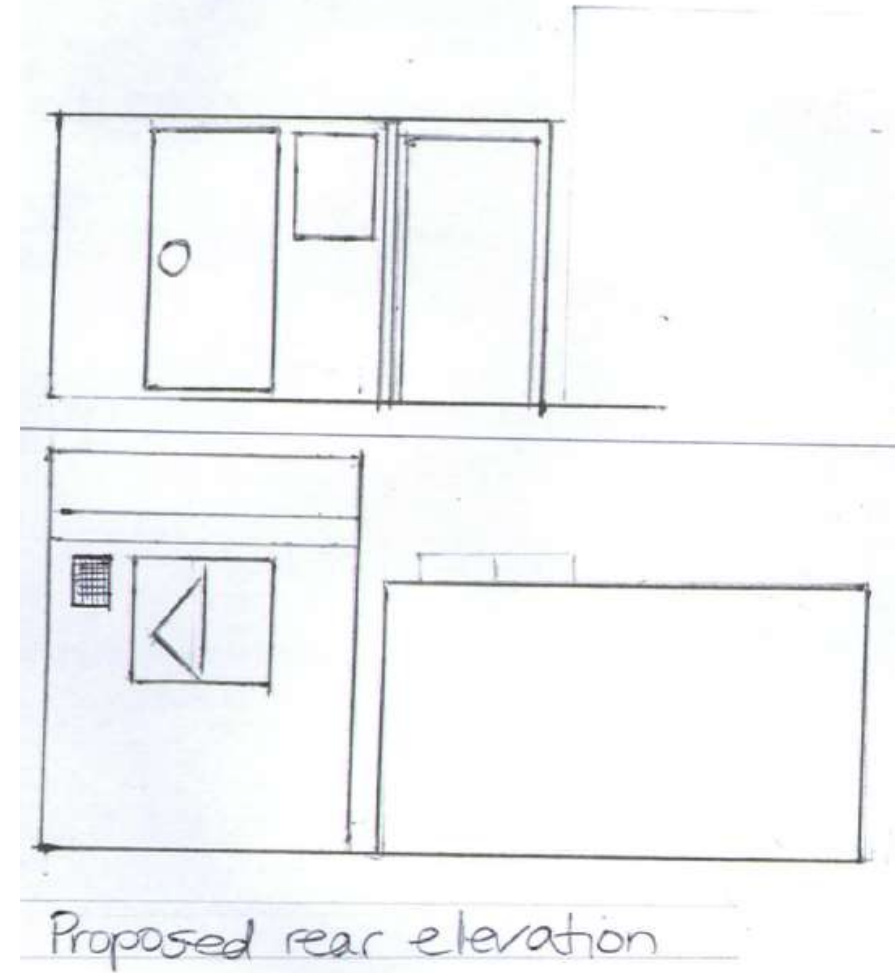
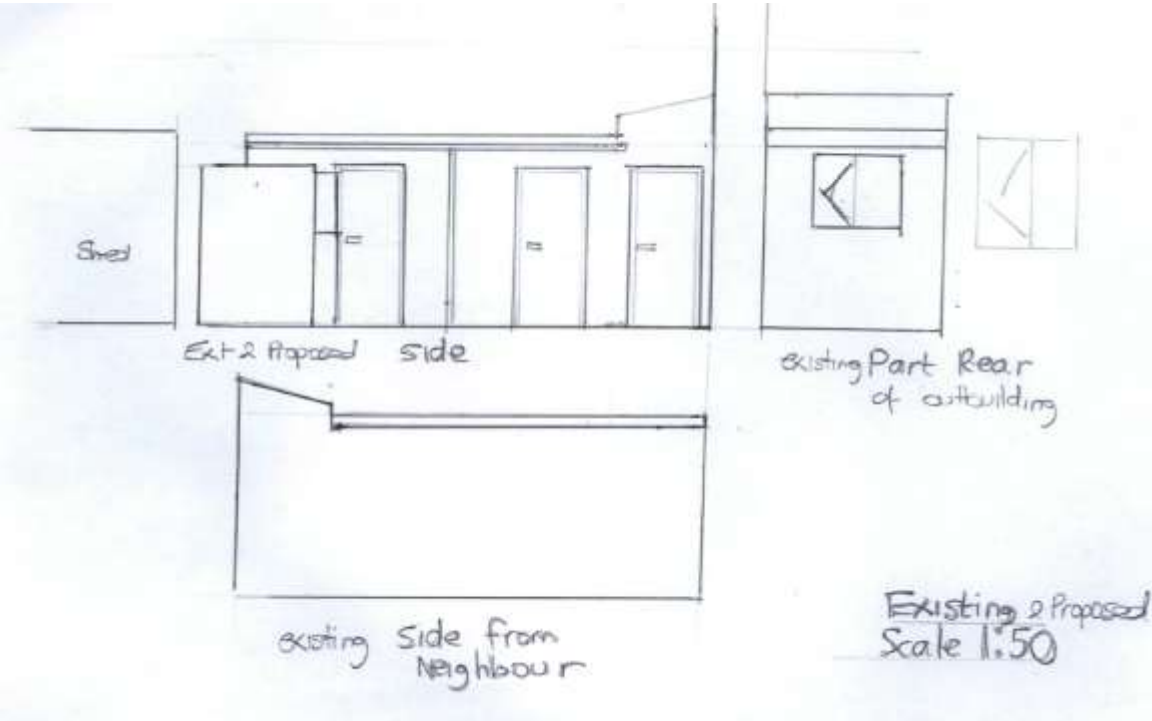
# Proposed site plans



Drawing 07



# Proposed elevations



# Extraction system

PROPOSED EXTRACTION SYSTEM  
FOR  
J&S SHELLFISH LTD  
NO 7 THE CLOSE  
NR256DD  
HOLT NORFOLK  
SCALE : 1 : 25  
DATE : 30.01.2025  
DRAWN BY : SIMON BEAN  
CONTACT No 07984750845  
OR  
01603 783783  
Email:  
simonbean35@hotmail.com

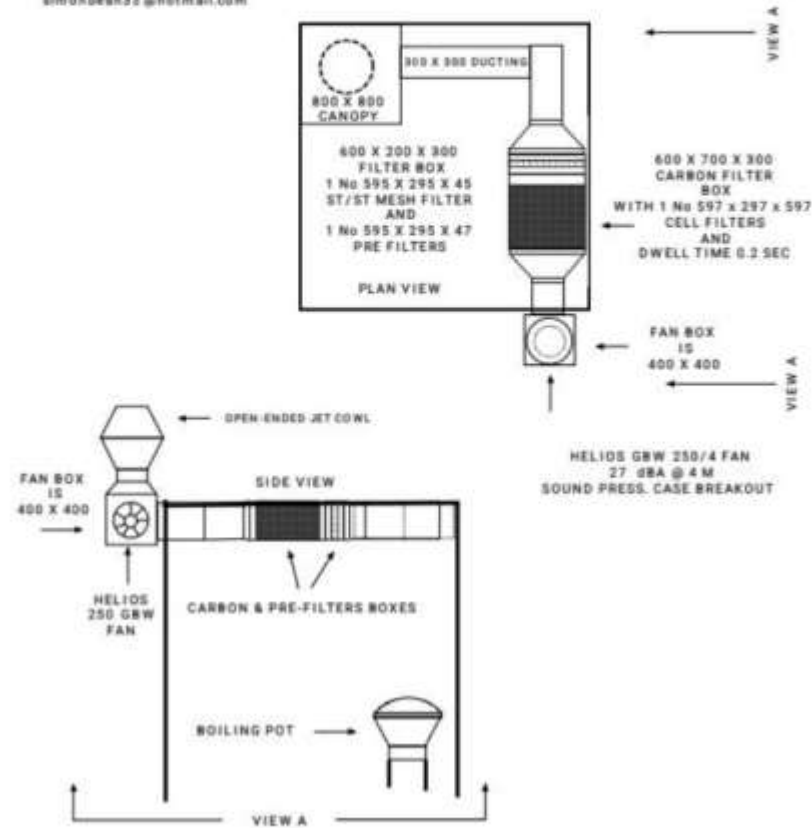
CLEANING SCHEDULE  
FOR J & S SHELLFISH LTD

MESH FILTERS TO BE CLEANED WEEKLY BY PROPRIETOR

PRE-FILTERS TO BE CHANGED EVERY 3/4 MONTHS

CARBON FILTERS TO BE CHANGED EVERY 9/12 MONTHS

EXTRACTION TO BE CLEANED EVERY 12 MONTHS



# Steetscene





# Outbuilding and chiller from rear garden



# Processing room





# Boiling room



# MAIN ISSUES

- 1. Supporting a local fishing business**
- 2. Impact of the cooking processes on neighbouring residential amenities**

# RECOMMENDATION

## Refuse

- 1. The proposed development is not of an appropriate use or scale to the otherwise residential use of the application site and its surroundings. The applicant has failed to demonstrate that there is sufficient noise or odour abatement that would otherwise mitigate the impact of the commercial processes involved with the proposed food processing. The proposals will create an unacceptably adverse impact on neighbouring amenity - contrary to Policies EN 4, EN 13 of the adopted Core Strategy and paragraph 135 of the NPPF.**