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FAO: Kristina Smith

18 May 2023

Our ref: NFR/SAV/TSM/U0007738

Your ref: PP-12165816

Dear Sir / Madam

Section 96A of the Town and Country Planning Act 1990 (as amended)
Non-material amendment pursuant to planning permission ref: 2019/3138/P dated 24 December 2020
115-119 Camden High Street, London, NW1 7JS

We write on behalf of our client, Demar (BVI) Holdings Limited, to submit an application to make a non-material amendment to planning permission reference 2019/3138/P dated 24th December 2020.

This application seeks to remove a condition to the approved planning permission (ref. 2019/3138/P) which was added to the permission to prevent primary cooking.

On the 24th December 2020, planning permission (ref. 2019/3138/P) was granted for the following scheme of development:

“Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.”

An application to discharge conditions 17 and 19 of the above planning permission was submitted on 29th April 2022 (ref. 2022/1040/P).

The full wording of condition 17 states:

Prior to occupation of any use, evidence that an appropriate NO2 filtration system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.

The full wording of condition 19 states:

Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler and kitchen extract and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Subsequently, an application for a non-material amendment (ref. 2023/0145/P) was approved on 3 February 2023, which added an additional condition as follows: **“No primary cooking shall take place on the premises.”**

Following conversations with the Project Team and Officers at Camden Council, it has been confirmed that this condition restricting primary cooking should be removed from planning permission ref. 2019/3138/P given the kitchen operation will undertake a small amount of primary cooking at the premises.

Discussions have been held with Camden Council Environmental Health Officers, who have advised via email that the kitchen facility, namely the UNOX Combi oven, can operate effectively with the equipment proposed and no external extract duct equipment. The Applicant acknowledges that any external extracts that discharge from the kitchen that are proposed in the future, would require planning permission.

Accordingly, we would welcome Officers' confirmation that the above condition can be removed, and that on this basis of approval from Camden's Environmental Health Team, the proposed mechanical ventilation system and locations of the air inlets set out within application ref. 2022/1040/P are appropriate and that conditions 17 and 19 attached to planning permission ref. 2019/3138/P can be discharged - as they would provide general ventilation to the kitchen and would not be attached to any cooking appliances/canopies.

Application Documentation

In accordance with the application requirements, we enclose:

- Completed application form;
- Site Location Plan

The applicant will make a payment of £234 (plus the Portal service charge).

We trust you have all the information required to determine this application. Should you have any queries, please do not hesitate to contact Sam Aviss or Toby Smith of this office.

Yours faithfully,



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