

Application ref: 2023/2019/P  
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Date: 6 June 2023

**Development Management**  
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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**115-119 Camden High Street  
London  
NW1 7JS**

Proposal: Amendment to planning permission ref. 2019/3138/P (dated 24/12/2020) as amended by 2023/0145/P (dated 03/02/2023) for Demolition of existing two storey building and erection of a part-four, part-five storey building comprising retail (Class A1), 80-bed hotel (Class C1) and 3 x 2-bed residential units, to remove condition preventing primary cooking on site.

Drawing Nos: Applicant Cover Letter prepared by Gerald Eve dated 18 May 2023;  
Location Plan

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

#### **1 Reason for granting approval-**

Following the addition of a condition that sought to prevent primary cooking in the hotel kitchen, the applicant has now confirmed the intention is to undertake a small

amount of primary cooking. Therefore, this application seeks to remove the condition. They have provided detail about the types of food preparation that will be carried out in the kitchen and insist that the proposed equipment (UNOX combi oven) comprises an integral recirculating extraction system that captures the discharge of cooking odours / fumes / grease / steam without the need for external extraction equipment. The applicant has confirmed that the kitchen ventilation extract, which discharges at roof level, will not serve any cooking appliances/canopies, and will only provide general ventilation to the kitchen.

The Council's Environmental Health officer has confirmed that they are satisfied with the approach based on the information provided but warn that the risk sits with the applicant and if the system does not operate effectively in practice then there may be a need to cease primary cooking in the future.

No physical changes are proposed to the scheme. The full impact of the scheme has already been assessed by virtue of the previous approval ref 2019/3138/P dated 24/12/2020. It is considered that the additional condition can be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out in the description and shall only be read in the context with permission granted on 2019/3138/P dated 24/12/2020 and is bound by all the conditions attached to that permission.
- 3 You are reminded that full planning permission would be required for any form of external extract/discharge from the hotel kitchen and that the Local Planning Authority would not support an installation in close proximity to the approved air inlets.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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