

Application ref: 2022/3781/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

IPA ARCHITECTS
64, KINGS ROAD
KINGS ROAD
TEDDINGTON
TW11 0QD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

1 Woburn Place
London
Camden
WC1H 0LQ

Proposal:

Reinstatement of entrance doors on Bernand Street and installation of kitchen extract flue to rear of building.

Drawing Nos: 22074-EX-001_00, 22074-EX-002_00, 22074-EX-100_00, 22074-EX-101_00, 22074-EX-102_00, 22074-EX-200_00, 22074-EX-201_00, 22074-EX-300_00, 22074-EX-301_00, 22074-PL-002_01, 22074-PL-100_01, 22074-PL-101_01, 22074-PL-102_00, 22074-PL-200_01, 22074-PL-201_01, 22074-PL-300_00, 22074-PL-301_00, KA150-KA-57-M01 rev 1, Plant Noise Impact Assessment 1 Woburn Place by Environmental Equipment Corporation Ltd

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 22074-EX-001_00, 22074-EX-002_00, 22074-EX-100_00, 22074-EX-101_00, 22074-EX-102_00, 22074-EX-200_00, 22074-EX-201_00, 22074-EX-300_00, 22074-EX-301_00, 22074-PL-002_01, 22074-PL-100_01, 22074-PL-101_01, 22074-PL-102_00, 22074-PL-200_01, 22074-PL-201_01, 22074-PL-300_00, 22074-PL-301_00, KA150-KA-57-M01 rev 1, Plant Noise Impact Assessment 1 Woburn Place by Environmental Equipment Corporation Ltd.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 Prior to commencement of the use, details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with the 'EMAQ+Control of Odour and Noise from Commercial Kitchen Exhaust Systems. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by cooking odour.

- 7 Prior to commencement of development, details in respect of the colour and finish of the proposed flue shall be submitted to and approved by the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the reinstatement of double doors on the building's southern elevation on Bernard Street, as well as the installation of a flue to the rear façade of the property. A lawful development certificate has been issued under 2022/3686/P for the change of use of the premises from a bank to a restaurant under Class E.

The door would be positioned in a currently blank wall previously used for siting a Bank ATM. In terms of detailed design, the new doors would match the other doors along the façade. They would be solid, hardwood doors, panelled and with a fanlight window above spanning between the existing pilasters on the façade.

The Bloomsbury Conservation Area Appraisal highlights that the addition of prominent roof level plant detracts from both host buildings and the character/appearance of the area, the CPG Town Centres and Retail also highlights the harmful the visual appearance of an area. The guidance notes that new extraction systems should be positioned sensitively so that they do not have an unacceptable visual impact, particularly within conservation areas.

The rear of the host building is not visible in public views as the area to the rear is fairly enclosed; there is a gate giving access to the rear on Herbrand Street however the duct is unlikely to be visible due to its positioning. The proposed flue does extend high up the rear elevation of the building but does not protrude above the pitch of the butterfly roof. The plant would be visible from the private enclosed access/service yard. Grade II listed property Frames Coach Station and LB Camden Car Park faces the rear façade where the flue would be discretely positioned, it would only be seen from the listed building's side elevation which already overlooks the access/service yard and therefore is the proposal is considered unlikely to detract from its setting. On balance, taking into consideration the fact that the extraction system is intended to reduce fumes and smells produced by the kitchen in the area, the impact on the character and appearance of the host building and views from surrounding properties is considered to be acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and the significance of the listed building and its setting, with regard to s.66 and s.72 of the Planning

(Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The provided Noise Impact Assessment has been reviewed by the council's Environmental Health team and is considered acceptable. Several conditions have been added to the proposal to protect the amenity of nearby properties. No material harm to neighbouring amenity is expected from the proposed works in terms of loss of daylight, sunlight, privacy or outlook.

No objections were received during the course of the application. The planning history of the site has been taken into account when coming to this decision.

The proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017, as well as the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer