

Application ref: 2023/0855/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 17 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Fusion Design and Architecture
4 Risborough Street
London
SE1 0HE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10 Jamestown Road
Camden
London
NW1 7BY

Proposal: Installation of condenser and ventilation units with associated ductwork to flat roof.

Drawing Nos: Drawings: 110.146/100; 110.146/101; DRG.No.TA2140_2Option_1; 110.146/105; 110.146/106; TA2140_3AS_INSTALLED.

Supporting documents: Noise Impact Assessment (dated 17/04/2023); Cooling Statement.

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: 110.146/100; 110.146/101; DRG.No.TA2140_2Option_1; 110.146/105; 110.146/106; TA2140_3AS_INSTALLED.

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 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.

Informative(s):

1 Reasons for granting permission:

The proposal is for the installation of plant equipment, specifically an air handling unit, ventilation ductwork, and an air conditioning unit. The proposed equipment would be located in an existing plant area to the flat roof at the rear area of the site, separated from Jamestown Road by the front elevation of the building. The proposed works are required in order to service the restaurant within the building.

The proposed location of the new plant equipment is within an existing plant area to the flat roof of the rear return at the site. The equipment would be mounted on the existing gantry steelwork and between two building facades, neither of which are considered acoustically sensitive, given that one is a commercial building and the other contains windows to residential common corridors, with no glazing that serves residential premises directly. Due to the location of this existing plant area, there is very limited public visibility, and the new proposed equipment would be sited amongst a significant quantity of existing plant. Therefore, given the existing appearance of the area, the proposals would not significantly impact upon the appearance and character of the building or wider area.

Due to the nature and the location of the proposal, there would not be any adverse impacts upon neighbouring amenity in terms of loss of outlook, daylight, or privacy. The equipment (and plant area it is located within) is situated approximately 30 metres from the nearest noise sensitive premises at 30 Jamestown Road. A noise impact assessment has been submitted that assess the impact of the proposed equipment in terms of noise emissions, which has been reviewed by the Council's Environmental Health Officer, who has confirmed that the noise emission levels of the proposed plant would meet the Local Authority criteria during the operating period. The application also included a cooling hierarchy statement that outlined how the context and limitations of the site make passive measures impractical and not feasible given the substantial changes to the fabric of the building that would be required. The statement shows that other forms of ventilation would be inadequate and makes clear the case for active cooling in this situation. Approval will be subject to conditions requiring compliance with Camden's noise standards.

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

As such, the proposed development is in general accordance with policies D1, A1, A4, and CC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with 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



Daniel Pope
Chief Planning Officer