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17/08/2023

Dear Elaine Quigley,

**Re. Planning application 2022/3904/P 67 Charlotte Street London W1T 4PH**

With regard to the new documents submitted with this application, please take into account our previous objection which is still relevant, so we will not repeat it all here.

As further observations to the revised application:

1: We note that the new plant and ducting for the extract system was already installed in June 2023; please see **attached** photo. We are surprised by this as we understand that, to date, no approval has been given.

2: We are pleased to see the additional noise mitigation measures to the extract; however, we see that the noise report still says that the units will not be compliant if run in night-time hours. We don't wish to hinder our neighbour's efforts to open their business, so as they appear confident the units will not be run late at night, we would not object if the approval is conditional that neither the aircon or extract units are used during these hours – so not operated from 23:00-07:00.

3: We cannot overemphasise the problems we anticipate from the outlet of the flue. It is several floors below the windows of many residential properties, including ours, and not compliant to any recent guidelines.

This problem is not without precedent: quite recently, a neighbouring property (29 Tottenham Street), immediately adjacent to the applicant's, did something similar to what is proposed in this scheme and connected a new kitchen, plant and ducting to an equally antiquated, badly positioned, decades-old riser duct.

This proved so problematic with both noise and odour that, following inspection and action from the council, it was subsequently replaced with an approved scheme that also included a completely new and compliant riser duct. (For reference, the Planning Officer was John Sheehy and the Environmental Health Officer was Georgina Seraphim.)

4: Though the new plans show where the old units and ducting were some years back, we refer back to our original objection. All the plant is new, the connecting ducting is new, and the rising duct should also be replaced with new as it is not fit for purpose at present. This is an application for a new system and should be compliant.

It would seem somewhat perverse to approve a scheme similar to one that Camden Council Planning and Environmental Health have recently enforced as being unsuitable. It would not be doing the applicant any favours to let it go ahead.

Best regards,

Gregory Arnott & Lisa Waughman