



Mr Ewan Campbell
The London Borough of Camden
Planning Department
5 Pancras Square
London
N1C 4AG

Our ref: E5334

16th November 2023

Dear Mr Campbell

CAMDEN: 49 WILLOW ROAD LONDON NW3 1TS

I enclose a retrospective Full Planning Application to regularise the existing 2 x SVP stacks, 2 x boiler flues and WC vent at the above property.

The application comprises the following:

- Copy of planning application form;
- A covering letter prepared by Michael Burroughs Associates dated 16 November 2023;
- Dwg. No. 21004-00-101 Existing first floor plan;
- Dwg. no. 21004-00-102 Existing second floor plan;
- Dwg. No. 21004-00-300 Existing north east elevation; and
- The applicant will pay £526 (including £64 Planning Portal Service Charge) via the Planning Portal.

Background

On 7 April 2022, work began on site to transform the former pottery into a Children's Theatre and bookshop for the local community. The venue is privately funded and due to open in the Spring 2024.

Following a recent single complaint, Oluwaseun Ayinde – Planning Site Inspector inspected the premises on 13 October 2023 to satisfy himself that the kitchen for the theatre was being installed in accordance with planning permission **2022/1136/P**.

He noticed the roof of the ground floor extension, contains the following:

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- SVP stack from the theatre café kitchen drainage (WHB, sink, dishwasher etc). These are vented to atmosphere to allow air in to regulate pressures in the drainage system;
- Boiler flue for boiler serving theatre and café; and
- WC vent in place of through-wall ventilation.

And that on the roof of the first floor extension, are:

- SVP stack; and
- Boiler flue for boiler serving residential maisonette.

The annotated photograph below shows their location.



Photo 1: Location of 2 x SVP stacks, 2 x boiler flues and WC vent

The SVP stack and boiler flue for the boiler serving the residential flat are visible from Willow Road but they are discrete and appear as minor additions. The proposal preserves the character and appearance of the Hampstead Conservation Area. The SVP stack serving the café, boiler flue serving the theatre and bookshop and WC vent are not visible from the public domain.



Photo 2: Side elevation fronting Willow Road



Photo 3: Side elevation fronting Willow Road



Photo 4: Rear elevation on Flask Walk showing existing pipes on the terrace

Subsequent to the site inspection Joshua Cheung – Planning Enforcement Officer advised that retrospective planning permission was required for the installed flues and stacks. These minor additions to the building do not have any negative impact. The theatre café commercial flue extract is in the existing chimney breast discharging at roof level as per the planning consent and, as the photo above shows, are seen in the context of much pipework at the rear of the Gayton Road houses. The flues have a neutral effect on the established character of this part of the Conservation Area

The system was designed as best practice by an expert mechanical engineer (Luke Walters – Senior Engineer – Skelly & Couch). **Camden Planning Guidance – Amenity (2021)** says *When a planning application is submitted, an acoustic report should accompany the application where any of the following are proposed: • plant, ventilation, air extraction or conditioning equipment and flues.* Both an Odour Appraisal (prepared by ARUP dated March 2019) and Noise Impact Assessment (prepared by 24 Acoustics dated March 2019) were submitted for the kitchen extraction system discharging above the roof. The 2 x SVP stacks, 2 x boiler flues and WC vent the subject of this application have no odour or sound impact.

I look forward to discussing the application with you in due course.

Yours sincerely

Emma McBurney

Director

Michael Burroughs Associates Limited

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