

Application ref: 2023/4102/P
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Date: 8 February 2024

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

SRS INTERIOR DESIGN
253 Fold Croft
Harlow
CM20 1SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
44 Chalk Farm Road
London
NW1 8AJ

Proposal: Installation of extraction system and associated ductwork to rear elevation.

Drawing Nos: Location Plan; Existing Site Plan and Floor Plans 01; Existing Front and Rear Elevation 02; 01 - Proposed HVAC Route Plan - REV A; 02 - Proposed HVAC Rear Elevation; 03 - Proposed HVAC Section; Noise Impact Assessment (prepared by Venta Acoustics, dated 26/09/2023); Risk Assessment for Odour (prepared by Fan Rescue, dated 26/09/2023); Installation Report (prepared by Fan Rescue, dated 26/09/2023); Supply Fan - Etaline Drawings 250 EL250E201+ 112382 03; Supply Fan - Etaline Specifications 250 EL 250 E2 01 112382; Carbon Filter - Specifications; Anti-Vibration Mounts - Details; Electrostatic Air Cleaner - Specifications; Extract Fan - Helios GBW 450 Details; G4 Pre-Filter - Details; R02 Rectangular Silencers - Details.

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:

Location Plan; Existing Site Plan and Floor Plans 01; Existing Front and Rear Elevation 02; 01 - Proposed HVAC Route Plan - REV A; 02 - Proposed HVAC Rear Elevation; 03 - Proposed HVAC Section; Noise Impact Assessment (prepared by Venta Acoustics, dated 26/09/2023); Risk Assessment for Odour (prepared by Fan Rescue, dated 26/09/2023); Installation Report (prepared by Fan Rescue, dated 26/09/2023); Supply Fan - Etaline Drawings 250 EL250E201+ 112382 03; Supply Fan - Etaline Specifications 250 EL 250 E2 01 112382; Carbon Filter - Specifications; Anti-Vibration Mounts - Details; Electrostatic Air Cleaner - Specifications; Extract Fan - Helios GBW 450 Details; G4 Pre-Filter - Details; R02 Rectangular Silencers - Details.

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 installation operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from mechanical installations and 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 The installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet must be 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 and surrounding premises is not adversely affected by cooking odour in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The application relates to a ground floor commercial unit located on the north side of Chalk Farm Road. The site is not within a Conservation Area, nor is the building listed. The proposal is to install an extraction system and associated ductwork to the rear elevation.

The proposed extraction equipment and ductwork are proposed to be installed to the rear of the property, which faces the taller buildings on Ferdinand Place. Due to the height, scale, and build-up of the buildings immediately to the north (Ferdinand Place), east (Harmood Street), and west (Ferdinand Street) of the site, there is very limited visibility from the public realm. The extraction equipment would also not be out of place in this area, given the presence of similar existing equipment serving the commercial units along Chalk Farm Road. The proposed equipment is not considered to be harmful to the character or appearance of the building or area more widely.

In terms of amenity, the proposal is not considered to be likely to result in any significant impact on daylight and sunlight, privacy, or outlook. A noise impact assessment and risk assessment for odour have also been submitted to demonstrate that the noise and odour impacts would be acceptable. These have been reviewed by the Council's Environmental Health Officer, who has confirmed that they are satisfied that the proposal would be compliant with the Council's policies subject to conditions relating to noise output levels, sound/vibration attenuation measures, and odour abatement equipment.

No objections were received prior to making this decision. The planning history of the site and surrounding area have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, A4, and D1 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 2023.

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