

Application No:	Consultees Name:	Received:	Comment:
2023/4889/P	[REDACTED]	02/03/2024 19:41:02	COMMENT

Response:

Dear Camden Planning Team,

We are writing in response to retrospective planning application 2023/4889/P, submitted by the owners of 49 Willow Road, after a part of their work was judged by Camden planning enforcement officers as being in breach of existing planning permissions.

The elements at issue are waste stacks which have been added: (1) to the roof of the domestic kitchen of the flat at first floor level; and (2) to the roof of the café kitchen at ground floor level.

As Michael Burroughs Associates should be aware, the concern here is potential for cooking odours into the homes and gardens of neighbouring residents. There has not been a café kitchen in this building previously. From the first planning application made by the owners back in 2019, it has been quite clear, through comments made by neighbouring residents, that potential odours from the café kitchen are a concern. Such odours would materially impact the ability of nearby neighbours to peacefully enjoy their homes. The permission ultimately granted was based on discharge of kitchen odours through ductwork internal to the building, up an existing chimney flue and exiting at 3rd floor level.

This issue re-surfaced in 2021, when a further application was submitted which included moving the position of the kitchen. At the time of that revision, we submitted a request that confirmation be provided that odours from the kitchen would be continue to be discharged, as per the original approval, through the existing chimney flue, exiting at third floor roof level. This was not an unreasonable request. In the previous planning permission, the café kitchen sat within the original footprint of the building, whereas in the new application, the café kitchen sat in a new extension to the rear of the building. At that time, the applicants did not respond to that request for confirmation.

Eight months ago, in 2023, we were concerned to see the construction of a number of stacks through the kitchen roofs at the rear of the property, which were not provided for in any of the numerous planning applications on this property. The current retrospective application by the owner has been mandated by the council who confirmed that these stacks should not have been constructed without permission. We are now even more concerned to see that, although the original planning application described the café as being a place to 'enjoy our great coffee or tea and relax in a congenial atmosphere while the children are engrossed in a workshop or a show', it is now being advertised by the owners as an opportunity for a third party to run an independent venture. We note that the current application describes the puppet theatre as being developed 'for the local community'. This seems disingenuous - the theatre and café are being developed as businesses.

We note that the current application 2023/4889/P contains a statement that 'the commercial kitchen flue extract is in the existing chimney breast discharging at roof level as per the original planning consent'. We also note the statement in the application that 'the 2 x SVP stacks, 2 x boiler flues and WC vent the subject of this application have no odour or sound impact'. We sincerely hope that this will prove to be the case but, in light of the chain of events to date on this café kitchen, can we please request that drawings and photos be provided, showing the routing of pipes carrying kitchen odours from the kitchen in its new position, through the internal structure of the building, to the existing chimney breast, and exiting at third floor level.

Thank you.

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