

Application ref: 2023/3319/P
Contact: Matthew Dempsey
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Date: 23 April 2024

Development Management
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ASP ARCHITECTS LONDON LTD
203-205 The vale business Centre
The Vale business Centre
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W3 7QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
76 Neal Street
Covent Garden
London
WC2H 9PA

Proposal:
Installation of ventilation system at basement with flue duct to the rear-side elevation.

Drawing Nos: Site Location Plan P50 Rev0, P100 Rev0, P110 Rev0, P150 Rev0, P151 Rev0, P200 Rev0, P202 Rev0, P201 Rev0, P205 Rev3, P260 Rev0. Design and Access Statement (ASP-23104 Rev0). Filter Business Ltd (pg1-7). Noise Impact Assessment (DAA Group 29/10/2023 Issue 2).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed installation of an extract flue duct to the rear by reasons of the design, materials, location, size, and release point, would constitute an incongruous addition harming the character and appearance host property, rear courtyards and the wider Seven Dials Conservation Area. The proposal would therefore be contrary to polices D1 and D2 of the Camden Local Plan 2017.

- 2 The proposed installation of ventilation required to remove odour emissions would be installed with the release point below the roof line. The applicant has also failed to demonstrate by way of a suitably comprehensive odour control assessment that the ventilation system and extract flue would comply with the council's standards on odour control and it is therefore likely that the installation would cause harm to local residential amenity, contrary to policy A1 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance the National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer